

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

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**FILE NAME:** 172 East Fourth Street  
**DATE OF APPLICATION:** January 22, 2015  
**APPLICANT:** Twin Cities Public Television, JoAnn Hawkins  
**OWNER:** HRA, 25 Fourth Street West  
**DATE OF PRE-APPLICATION REVIEW:** February 12, 2014  
**HPC SITE/DISTRICT:** Lowertown Heritage Preservation District  
**CATEGORY:** New Construction  
**CLASSIFICATION:** Building Permit, Sign Permit  
**STAFF INVESTIGATION AND REPORT:** Amy Spong  
**DATE:** February 6, 2015

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**A. SITE DESCRIPTION:** By the early 20<sup>th</sup> Century, the block bounded by East 4<sup>th</sup> Street, Sibley Street, Kellogg Boulevard and Jackson Street, was completely built up with four to six story brick commercial buildings. The 1912-1913 MHS photo of the corner of Sibley and 4<sup>th</sup> Streets shows the strong street wall along 4<sup>th</sup> Street and the uniform scale of the storefront at the sidewalk. It appears that several buildings on this block were demolished around 1965-1966, possibly as part of the Capitol City project to remove “blight” in the urban core. The block remained vacant for several years and for that reason was not included within the National Register Lowertown Historic District when listed in 1982; however, it was included within the local Lowertown Historic District when adopted by the City Council in 1984 so that any new construction would be compatible with the historic district and the guidelines would apply.

“Block L” was redeveloped in three stages, first by the Saint Paul Housing and Redevelopment Authority (HRA) with a two-story municipal parking ramp and second with a two story addition on top of the ramp designed by the firm of Hammel, Green and Abrahamson, both around 1987. The addition housed an office and studio facility for Twin Cities Public Television/KTCA and is still the home of Twin Cities Public Television today. Finally, in 1989 the HPC conditionally approved a four-story atrium addition that connected the skyway to the principal entrance for the “new KTCA” building. It is important to note that the stucco/concrete block wall and windows that face Sibley were only approved by the HPC because they were considered “temporary” as a new four story office building was planned where the “Tot Lot” currently sits. The HPC found the proposed material and windows incompatible with the guidelines but allowed it because the wall would eventually become an interior wall. Of course the planned addition was never built. HPC resolutions are included as attachments for the studio and atrium additions but there was no record of the HPC reviewing and approving the parking ramp.

The mural is titled “Art Lesson” by Caprice Kueffner Glaser and was installed in the early 2000’s but was not reviewed and approved by the HPC.

**B. PROPOSED CHANGES:** The applicant proposes to create a permanent design for the east facade since the new office building that was proposed to be built where the “Tot Lot” currently resides is no longer planned and the children’s park is a permanent feature.

The applicant proposes a phased project and at this time certain phases have funding in order to proceed. The applicant is proposing to following:

1. To repaint the existing artistic mural that was originally considered temporary
2. Install three-dimensional sculptural elements on the paintbrush and pencil
3. Paint the remaining wall with a projection-sensitive off-white coating

4. Highlight the sculptural elements with LED wall washing lights and highlight the bottom edge of the blue graphic of the mural with LED accent lighting
5. Devote a 15' by 22' area at the center of the elevation for projections
6. Install a 15' pole mounted projector in the TPT parking ramp with the pole matching the existing light posts
7. Remove the existing fiberglass waterfall and install a new waterfall that is integral with the new storefront system
8. Install an 18' by 25' aluminum window system at the street level to allow visual connection of the TPT reception area to the play park
9. Install a 14' by 16' aluminum window system at the skyway level (within existing opening)
10. Install an internally illuminated 10' wide sign on the east façade at the corner of SE Kellogg and Sibley as well as at the entrance on Fourth Street under the skyway which would replace the current sign on the brick
11. Paint city street light poles and associated system elements immediately around the play park to match the primary colors of the playground equipment

**C. BACKGROUND:**

Representatives from TPT first presented to the HPC on August 11, 2011 during a Pre-Application Meeting (those minutes are included). As the project evolved, additional Pre-Applications were submitted to the HPC but they were withdrawn by TPT. As the interior work has begun and project costs have increased, TPT is planning a much smaller scope for the exterior than originally planned. In addition, TPT's plans originally called for the removal of the mural in order to increase TPT's presence in the building. There was concern by the artist and some community members over the loss of the mural and TPT was then encouraged to incorporate the mural into their plans for the exterior improvements. The Capitol River Council held a meeting and encourage TPT to maintain the mural along with Councilmember Dave Thune. HPC staff has had several meetings with the architect and TPT and one meeting where the artist was present.

**D. PRE-APPLICATION REVIEW MEETING FORMAT**

Typically, the HPC allows for 20-30 minutes for review of each project. The informal review format is as follows:

- Staff will make a brief presentation (5 minutes) identifying issues that should be addressed by the HPC.
- The applicant will make a brief presentation (5 minutes) describing the historic preservation design considerations pertaining to the project scope.
- The HPC will discuss the project and consider whether the project is consistent with the applicable design review guidelines and the SOI. While committee members may discuss the appropriateness of a design approach in addressing the guidelines or SOI, their role is not to design the project. Given the nature of some large rehabilitation projects, the HPC may suggest that the applicant retain a preservation architect.
- At the end of the review, the HPC Chairperson will summarize the issues that were identified, the position of the committee members, and list all recommendations for revisions. The summary includes majority as well as minority or split opinions. The summary should cite all applicable design guidelines and Standards.

Although the HPC works to provide comments that will result in a project that will be recommended for approval by the HPC, the discussion is preliminary and cannot predict the final recommendation of staff, public comment, and the decision of the full HPC during the Public Hearing Meeting.

It is assumed that one pre-application review will take place prior to a project being submitted for an HPC Public Hearing Meeting. On certain occasions, the HPC may recommend that an additional pre-application review takes place. If another pre-application review is scheduled, then neighboring property owners may be notified of the review within at least 350 feet from the project site.

#### **E. GUIDELINE CITATIONS:**

##### *Historic Lowertown Heritage Preservation District, Guidelines for Design Review*

###### **Sec. 74-112. - Preservation program.**

- I. *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 other small scale construction. Guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation.

- A. *Setback—Siting.* There should be no major variation in setback from the building line. Minor variations for bays and entrances are permissible. 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.
- B. *Massing, volume and height.* The buildings of the district built before 1900 are generally small to medium in volume and up to seven (7) stories in height. Sometimes several buildings are grouped. Buildings constructed after 1900 are generally large in volume and up to eight (8) stories in height, with the Burlington Northern Building being thirteen (13) stories. The structures of the district are distinguished by their boxy profiles; preservation of this aspect is the most essential element for maintaining the unity of the district. New construction should be compatible with the massing, volume, height and scale of existing adjacent structures.
- C. *Rhythm and directional emphasis.* The rhythm and directional emphasis is Lowertown can be found both in the relation of several buildings to each other and in the relation of the 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 the new construction should be compatible with that of existing adjacent structures.

- D. *Roofs, caps and cornices.* New roof, cap and cornice designs should be compatible with existing adjacent structures. Generally roofs in the district are flat. It is important for roof cornices and roof edges to relate in scale, proportion and detailing.
- E. *Materials and detail.* 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. All non-masonry surfaces, if painted, should be of colors compatible with the masonry character of the district.

- F. *Windows and doors.* Windows should relate to those of existing buildings in the district in terms of solid to opening ration, distribution of window openings, and window setback. In most of the buildings in the district, the area of openings is between 30% and 50% of the facade wall. 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 baked enamel finish aluminum or vinyl-clad.
  - G. *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 eighteen (18) feet high. Walls or plantings should continue the planes of existing adjacent buildings.
  - H. *Landscaping and street furniture.* When lots are used for green space or parking, a visual hole in the street "wall" may result. Landscape treatment can eliminate this potential problem by avoiding a wall of enclosure for the street. Traditional street elements of the area, such as granite curbs, should be preserved. New street furniture should complement the scale and character of the area.
- III. *Signs and accessories.* Signs should be compatible with the character of the District, and blend with the character of the structures on or near which they are placed. Signs should not conceal architectural detail, clutter or detract from the intended facade; but rather complement the overall design of the building and the period in which it was built.
- A. *Materials.* Sign materials should complement the materials of the related building and/or the adjacent buildings. Surface design elements should not detract from or conflict with the related structure's age and design in terms of identification symbol (logo), lettering, and related patterns or pictures. Materials used should be the same as those used for signs during the period of the building's construction, such as wood, wrought iron, steel, and metal grill work. Newer materials such as extruded aluminum and plastics may not be appropriate.
  - B. *Types.* The sign type should enhance the building's design and materials. New billboards are not permitted in the Lowertown District.
  - C. *Location and method of attachment.* There should be no sign above the cornice line or uppermost portion of a facade wall. Signs should not disfigure or conceal architectural details. Painted signs of pedestrian scale may be permissible on glass windows and doors. The facade should not be damaged in sign application except for mere attachment. The method of attachment should respect the structure's architectural integrity and should become an extension of the architecture. Projecting signs should have a space separating them from the building. (Protection of architecture in method of attachment shall be regarded as a basis for granting variance of the normal zoning code prohibition against guy wire supports for projecting signs).

- D. *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.
- E. *Grills, exhaust fans, Etc.* Grills, exhaust outlets for air conditioners, bath and kitchen exhaust fans should be incorporated into filler panels and kept out of principal facades, if possible. They may be painted the same color as the filler panel.

**F. PRELIMINARY FINDINGS:**

- 1. The property is categorized as new construction within the Lowertown Historic District, because the building design was reviewed and conditionally approved by the HPC in 1987 and 1989 and determined that the building complied with the guidelines. Given that alterations are planned to a non-contributing/new construction building, the new construction guidelines apply to new structures, moved-in structures and new additions to existing buildings undergoing rehabilitation. The sign guidelines and informal art guidelines apply as well.

***Eastern Wall.***

- 2. Per HPC Resolution No. 977 (February 9, 1989) the HPC made the following findings of fact regarding the temporary design of the east wall:

- “...2. Although the materials used for the temporary eastern wall of the atrium relate only to the stucco-covered insulated panels used for roof structures on the adjacent KTCA Building, and do not relate to the brick and stone used for the principal facades of adjacent buildings, the eastern wall of the atrium is temporary and will eventually become an interior wall;*
- 3. The shape and placement of the windows on the proposed temporary atrium wall are not compatible with the rhythm and directional emphasis of existing adjacent structures;*
- 4. The proportion, size and detailing of windows and doors in the proposed atrium do not relate to that of existing adjacent buildings; and...”*

The HPC then resolved to approve the proposal for the atrium wall with the following conditions:

- “...1. The stucco color pattern to be used on the temporary eastern atrium wall be approved by the Design Review Committee; and*
- 2. The temporary eastern atrium wall be considered a non-primary façade and the proportion, size, detailing and placement of windows and doors be reviewed and approved by the Design Review Committee in that context; and*
- 3. The color and materials of window and door frames be specified, relate to existing buildings, and be approved by the Design Review Committee.”*

It is unclear if the current color of the wall was approved by the Design Review Committee or if the current color has been repainted.

- 3. The Pre-Application states the eastern wall is of a substandard material with no relationship to the neighborhood or St. Paul Lowertown. The application does not make clear if the substandard nature is both visual and physical (structural) or just visually substandard. The proposal is not to replace the material but repaint it in an off-white color outside of the mural areas. The proposal to repaint the temporary material off-white and then consider it permanent does not comply with the former HPC findings and decision nor with the guidelines (unchanged when first applied in 1987 and 1989) that state *“Walls of buildings in the district are generally of brick, or occasionally of stone. All non-masonry surfaces, if painted, should be of colors compatible with the masonry character of the district.”* The off-

white is not compatible with the masonry character of the district and should be a darker color with a tone that is found in the variety of red, brown and yellowish tones of adjacent brick. The projection screen which requires the off-white color should be a temporary element in canvas that gets installed for events. More focus should be on making the temporary wall a more permanent and compatible feature within the Historic District, not making it further incompatible.

4. The 4th Street elevation has three architecturally distinct facades: the atrium addition with the main entrance and the skyway above, a three-bay brick and stone building with a rotunda element, and the six-bay brick and stone building with square-like window openings with mullions. The two main buildings have a vertical emphasis and are horizontally organized by a base, the shaft and a cornice element. However, the atrium addition does not have those elements given its temporary design. Early warehouse secondary elevations often do not carry the same elements that are found on primary facades. Often they become simpler, sometimes with a different brick and a less formal spacing of windows. More visible side elevations on warehouse buildings sometimes had painted signs advertising the business or its wares. Early warehouse non-primary elevations sometimes show the structural system or bay and floor spacing. The current elevation on TPT has a similar pattern that is not visible because it is painted the same color. Highlighting this pattern would be a way to connect with historic warehouses in the District but not mimic.

***Mural repainting and enhancements.***

5. The painted mural was completed in the early 2000's but was never reviewed and approved by the HPC. The repainting of the mural is considered a repair which should now be reviewed by the HPC and considered for its appropriateness as a permanent feature within the Lowertown Historic District. The new enhancements to add 3-D elements and lighting on the wall will also be require review. The guidelines do not specifically address the installation of public art on historic or new buildings but should be considered under *Materials and Details* in New Construction and under *Signs and Accessories* in the Lowertown Design Review Guidelines. The HPC and staff have also used the following principles in helping to guide public art considerations within the Lowertown Historic District:

- 1) *Develop an understanding of the historical context in which Lowertown was envisioned, planned and built;*
- 2) *Balance preserving/reinforcing the prominent features of the site/district while introducing a dynamic and vital public art component;*
- 3) *Use appropriate location and attachment methods, preserving important views of historic resources and features (including the formal lawn of the Union Depot in this case);*
- 4) *Consider how art could embody local themes that depict the shared past of the site, historic district, City or region;*
- 5) *Encourage art ideas that foster educational opportunities about the cultural resources, in this case the Lowertown Historic District.*

There was no description included with the Pre-Application that addressed the meaning of the mural and its relationship with the *site, historic district, City or region*. The enhancements proposed, such as the addition of LED lighting on the mural and three-dimensional elements do not comply with the guidelines for lighting and details for location and character. The mural was installed without HPC review and in the early 2000's which is outside the Period of Significance for the Lowertown Historic District which ends in 1929. The mural has not acquired historic significance in its own right. A painted mural is similar to a painted sign so this medium could be appropriate for this location. However, historic painted signs were often one or two colors and were not a large as the current mural.

**Park and Right of Way enhancements.**

6. The waterfall replacement and incorporation into the new window will be somewhat visible from outside the Park but will be no more visible than the existing park structures. The guidelines state that *“When lots are used for green space or parking, a visual hole in the street “wall” may result. Landscape treatment can eliminate this potential problem by avoiding a wall of enclosure for the street. Traditional street elements of the area, such as granite curbs, should be preserved. New street furniture should complement the scale and character of the area.”* The playground equipment does not complement the character of the area but there is a street “wall” of trees and a metal fence to mitigate the “visual hole” the open park space creates. (Staff could not locate any files that the park equipment and finishes were reviewed and approved by the HPC. Chapter 73.06(b) requires the HPC review and make recommendations for all city activity to change the nature or appearance of a heritage preservation site.)

The HPC reviewed the reinstalled replica street lights along 4<sup>th</sup> Street during the Central Corridor project reviews. The street lights were considered a historic amenity given their design was based on what was actually present in the Lowertown Historic District during the Period of Significance. The HPC required the reinstalled street lights to be painted the dark brown color and the LRT catenary poles a different dark brown color. Repainting the neighboring street lights primary colors does not comply with the guidelines and is not consistent with the established findings adopted by the HPC and approved by several consulting parties, including the State Historic Preservation Office during the federal review requirements for the Green Line.

**New windows and entry.**

7. The guidelines state *“Double-hung windows are traditional in the district, and are preferred for new construction. Window mullions should emphasize their vertical direction.”* The applicant is proposing to improve the appearance of the “substandard” elevation by adding a new window within the existing opening on the skyway level. While not double-hungs as the guidelines recommend, they have a vertical orientation and relate to existing windows on the 4th Street elevation. However, the new window with mullions has proportions similar to a storefront and not a second story level window. The mullion and muntin pattern should be more consistent with second story warehouse windows that are adjacent and have similar sized openings.
8. Rhythm and Directional Emphasis. Rhythm can be found both in the relation of several buildings to each other, and in the relation of elements on a single building façade. The existing openings are not being altered to better comply with the guidelines, except for the new window on the main level east elevation. This will connect and open up the elevation more for the adjacent park but not connect to the street and sidewalk along 4<sup>th</sup> Street.

**Signage.**

9. The guidelines state *“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.”* The proposals for two internally illuminated signs (upper eastern wall and above the main 4<sup>th</sup> Street entrance) do not comply with the guidelines.

The location of the upper eastern wall does not comply with the guideline that states *“There should be no sign above the cornice line or uppermost portion of a facade wall.”* There is no historic fabric or architectural detailing being concealed. Given this is a highly visible secondary elevation, a painted sign that complements the character of the early painted signs may be acceptable in this upper wall location. The sign above the entrance on 4<sup>th</sup> Street does cover the transom windows but if there is a *“space separating them from the building”* this may be acceptable. More detail is needed.

**Additional review considerations.**

11. *SHPO review.* The April 21st letter from the State Historic Preservation Office states the project should be compatible with the historic setting if there is federal funding. There does not appear to be any federal funding but there is state funding and TPT should consult with SHPO regarding any additional review and coordinate with the City.

*City owned property and Comprehensive Plan.* HRA and HPC staff should have a broader conversation about the work that was approved on a temporary basis but has been in an uncompliant state since construction. Per a memo dated March 1, 1989 installing a permanent material in place of the drivit material on the north elevation was to be made part of the parcel's development requirement which did not happen. Also, the parking structure and deck (also considered temporary) that faces Sibley does not comply with the Lowertown Historic District guidelines for reinforcing the street wall and screening parking. The pedestrian experience is also inadequate given the nearby investments in transportation and improved connections with the Union Depot and Green Line. A more comprehensive study of this parcel, now that the park space is permanent, should be completed to enhance the area and be compatible within the context of the Lowertown Historic District.

**G. ATTACHMENTS:**

1. HPC Application and submitted materials
2. HPC resolution No. 818, permit and revision letter
3. HPC resolution No. 977, memo, permit and atrium addition plans
4. Minutes from August 11, 2011 Pre-Application Review
5. Historic photos of block



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

### 2. PROJECT ADDRESS

Street and number: 172 4th Street East Zip Code: 55101

### 3. APPLICANT INFORMATION

Name of contact person: JoAnn Hawkins

Company: Twin Cities Public Television

Street and number: 172 4th Street East

City: Saint Paul State: MN Zip Code: 55101

Phone number: (651) 229-1341 e-mail: jhawkins@tpt.org

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

Name: HRA

Street and number: 25 W. Fourth Street

City: Saint Paul State: MN Zip Code: 55102

Phone number: 651 ) 266-6604 e-mail: \_\_\_\_\_

**5. PROJECT ARCHITECT (If applicable)**

Contact person: Brian Tempas, AIA

Company: Cunningham Group Architecture, P.A.

Street and number: 201 Main Street SE, Ste 325

City: Minneapolis State: MN Zip Code: 55414

Phone number: ( 612 ) 379-5543 e-mail: btempas@cunningham.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.

Please see attached sheet.

*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: \_\_\_\_\_

Date: 1-27-2015

Signature of owner: \_\_\_\_\_

Date: 1-22-2015

**FOR HPC OFFICE USE ONLY**

Date received: 1-22-15

FILE NO. \_\_\_\_\_

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:

**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 \_\_\_\_\_

\_\_\_\_ Requires Commission review

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 ½" by 11" or 11" by 17"
- Photographs
- City Permit Application
- Complete HPC Design Review application

PRE-APP

Hearing Date set for: 2-12-15

City Permit # \_\_\_\_\_ - \_\_\_\_\_



**CUNNINGHAM**  
G R O U P

*AIA Minnesota  
Firm Award Recipient*

### **Skyway Atrium - Exterior Enhancements 2.0**

Owned by the City of St. Paul (HRA), the existing skyway east facade's original design called for temporary materials. At the time community leaders believed a future building would be designed to infill against the entire front exposure along Sibley Street. Consequently the surface is composed of a substandard material, which has no relationship to the neighborhood or St. Paul Lowertown. This building elevation is in dire need of a face lift to make it contextually harmonious; to this end Twin Cities Public Television envisions this elevation as a canvas which can reflect the bold and artistic character of the Lowertown area as well as **tpt's** brand identity.

The new exterior wall design calls for a number of initiatives that may be phased in as follows: (1) repaint the existing artistic mural and/ or create and install three dimensional sculptural elements of the paintbrush and pencil as well as update the playful fiberglass playground waterfall, (2) incorporate LED highlight lighting at bottom of mural along blue lower edge and incorporate wall washing highlighting at 3D elements (see item #1), (3) integrate a sizeable aluminum window system at street level to allow visual connection of the skyway / **tpt** reception area to the play park and adjacent neighborhood - this design augments the existing **tpt** and sky way entry by opening the ground level along 4<sup>th</sup> Street and the children's play park connecting inside activities with the street and park functions while providing a lively entry experience for **tpt** guests, (4) integrate a skyway level aluminum window system to provide a visual connection at the skyway / central **tpt** atrium lobby - this expansive "media window" is a public gesture centered in the elevation which symbolically and literally invites the community (*artists, farmers market visitors, St. Paul Saints fans, light rail commuters, and guests traveling through Union Depot*) into this nationally recognized media outlet, (5) add internally illuminated logo signage at SE Kellogg and Sibley corner on east building massing, (6) paint remaining wall with high quality durable paint that is off white; (7) as an expression of the digital nature of the organization, **tpt** plans on utilizing a 15' X 22' area in the center elevation for projection of **tpt** content to be cast on the exterior wall between the "media window" and the existing mural. During special occasions one can imagine that this dramatic "video wall" could enhance the Lowertown visitor experience - perhaps during the holidays, the St. Paul Winter Carnival, a Saints playoff, the premier of a new **tpt** series, or simply on important City anniversaries. This system will incorporate a 15' pole mounted projector in the **tpt** parking ramp. There are no changes planned to the existing steel skyway crossing 4<sup>th</sup> street, however the entrance on 4<sup>th</sup> street under the skyway will have a new illuminated **tpt** banner sign installed to replace the one that is being removed in the same location; (8) paint city street light poles and associated system elements immediately around the play park to match the primary colors of the playground equipment.

**tpt** leadership and the architectural team are confident that the enhancements described herein align strategically with the comments made this past May at the Great River Gathering event where Mayor Chris Coleman challenged St. Paul businesses and institutions to, "be bold and dynamic in their decision making about the future image and identity of our great city". We believe these enhancements complement the historic and architectural traditions that exist in this iconic part of town.

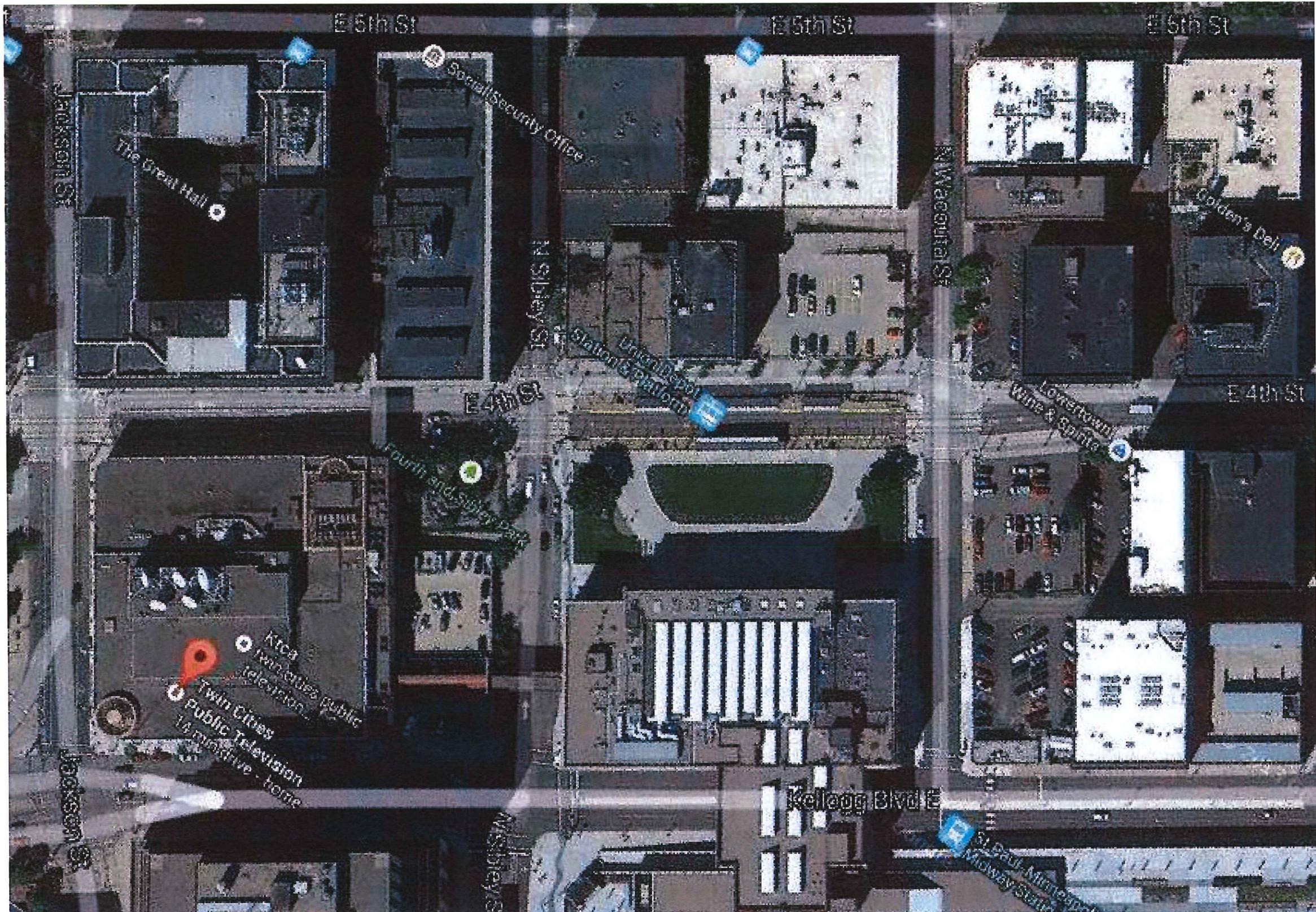
In conclusion - **tpt** is a distinctive leader and respected participant in an industry known for courageous visual communications to the public at large - in our region and nationally. To allow this energetic expression for this particular organization in a diverse location makes sense where the neighborhood of artists, creative writers, graphic designers, media producers, and imaginative souls. The **tpt** space will invite convening, interaction, collaboration, and be a center of culture and community for decades to come.

**Cunningham Group  
Architecture, Inc.**

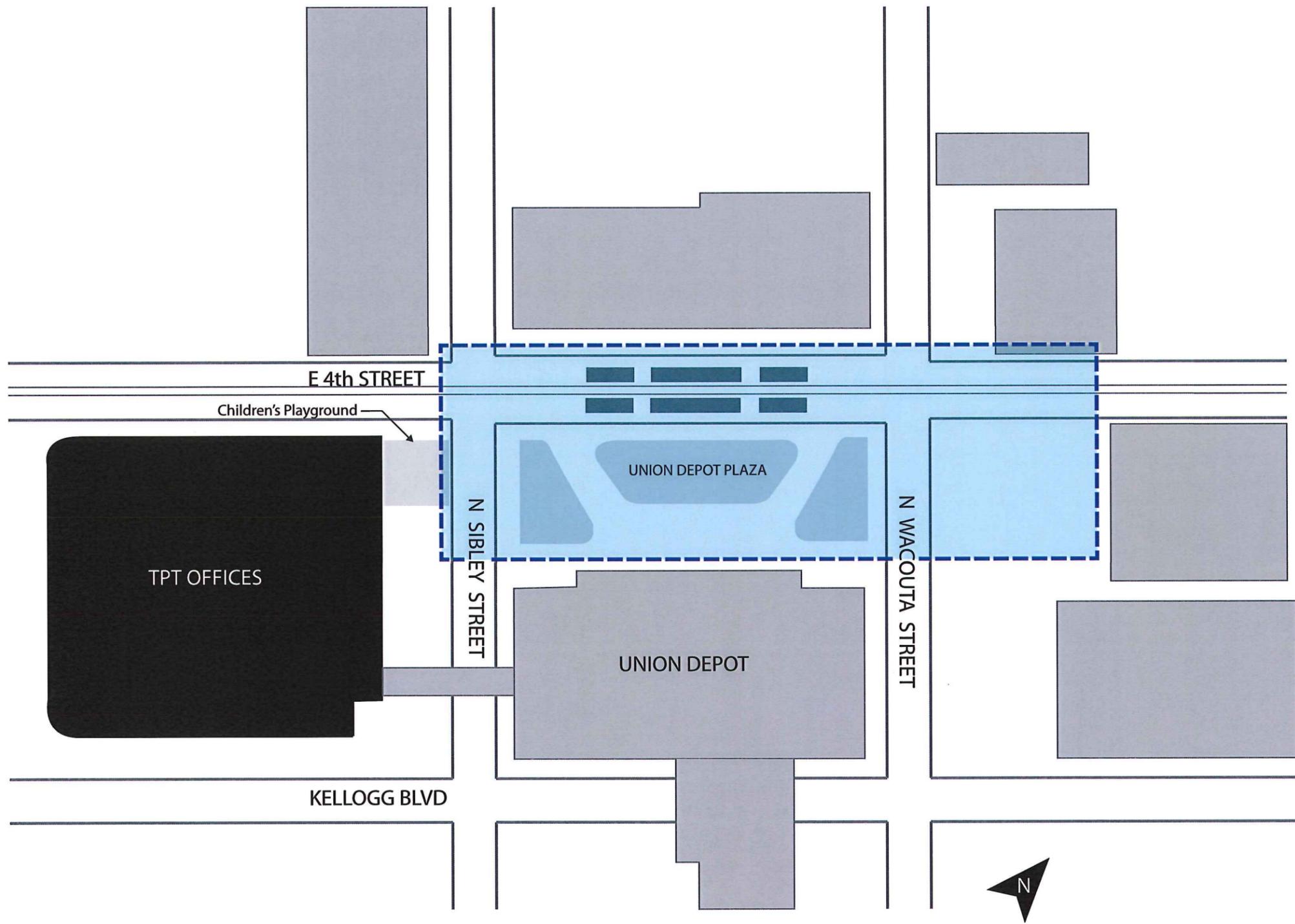
St. Anthony Main  
201 Main Street SE  
Suite 325  
Minneapolis, MN  
55414

Tel: 612 379 3400  
Fax: 612 379 4400

[www.cunningham.com](http://www.cunningham.com)



Context Map - Lowertown



Site Diagram- Outdoor Room at Union Depot

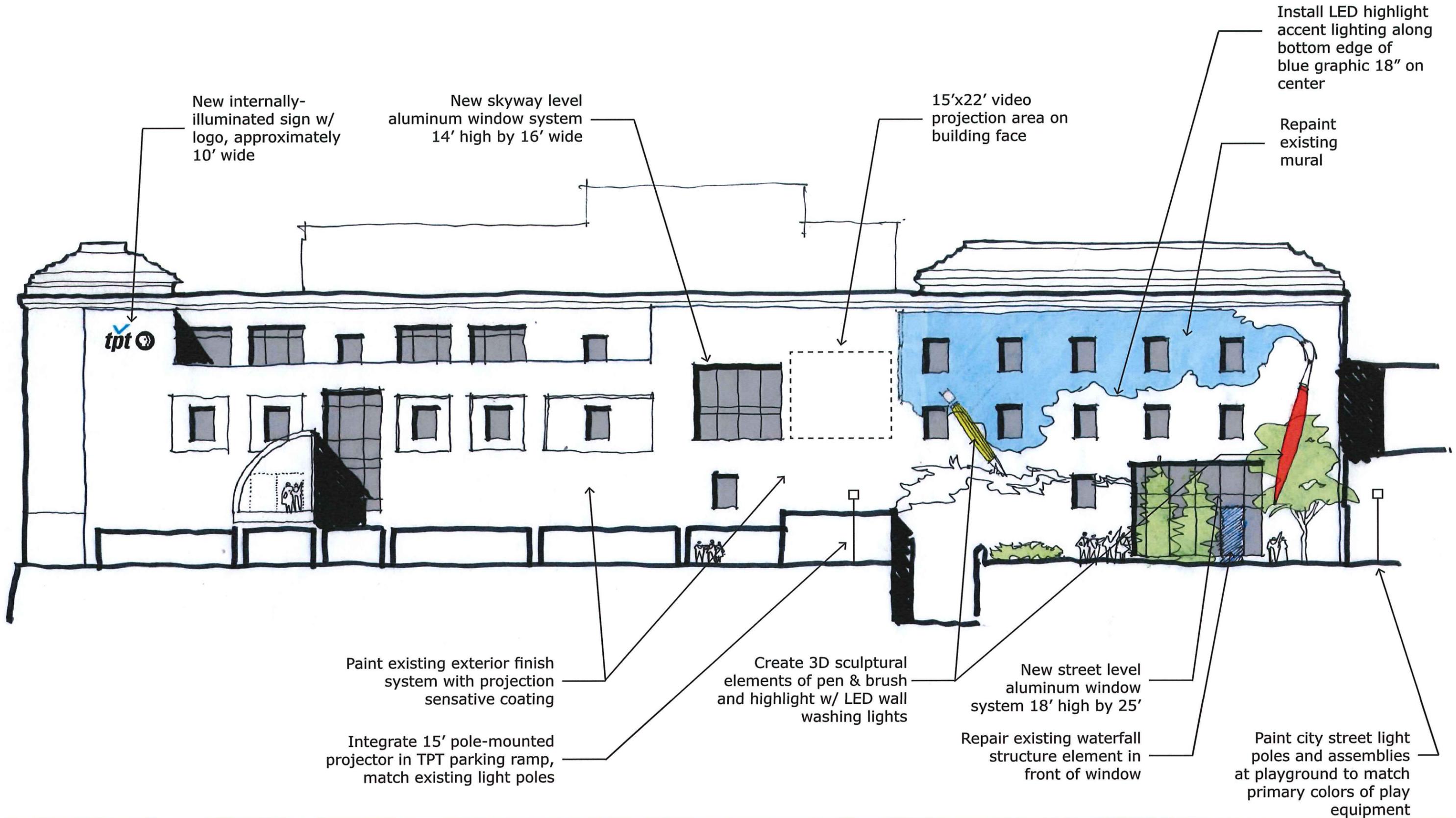


View across Sibley from Union Depot Plaza



View from 4th floor across from Union Depot

Existing Conditions (2014)



New internally-illuminated sign w/ logo above existing entry doors to replace existing signage



East 4th Street entrance



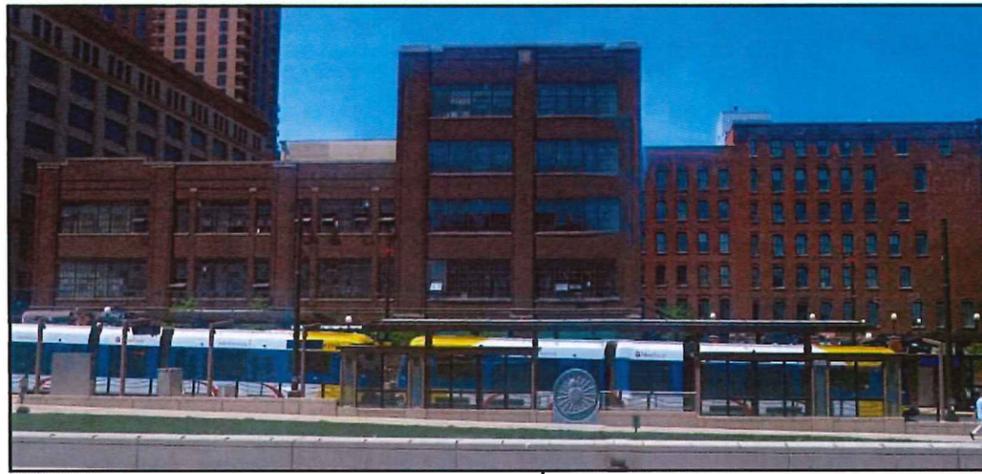
New internally-illuminated sign w/ logo, approximately 10' wide

View from Kellogg Blvd and Sibley Street corner (from stop light)

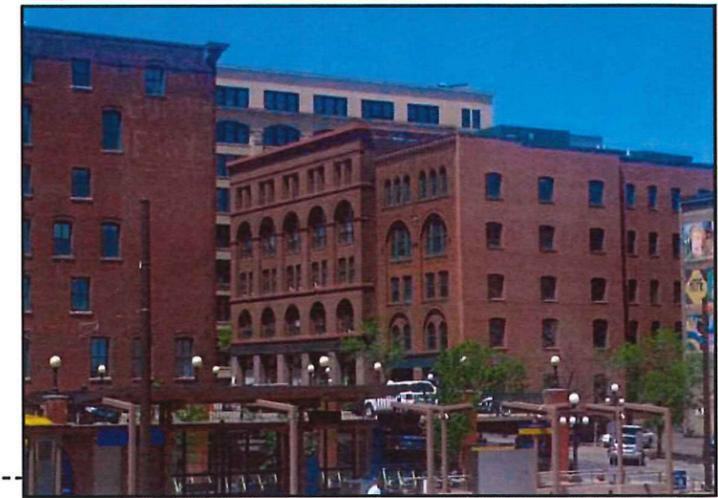




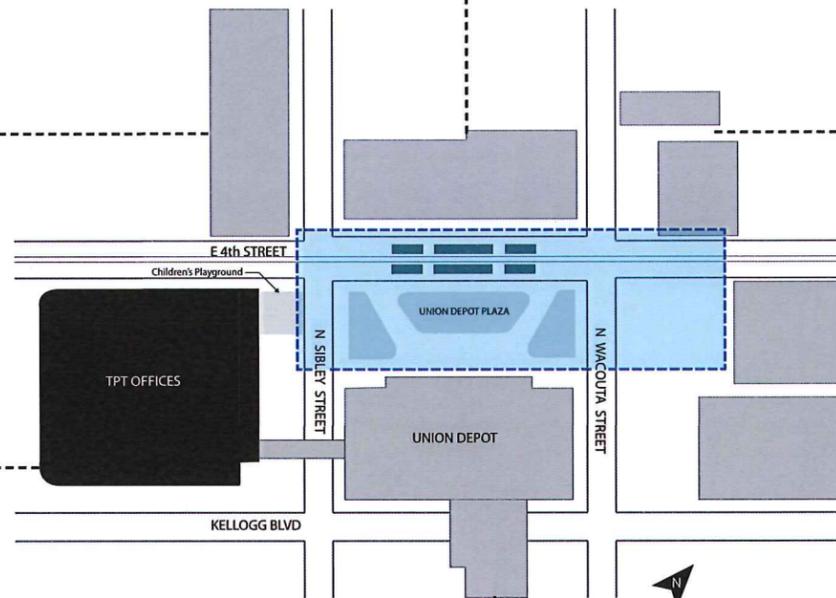
Grubb & Ellis Management Services



Station 4 & Bedlam Theater

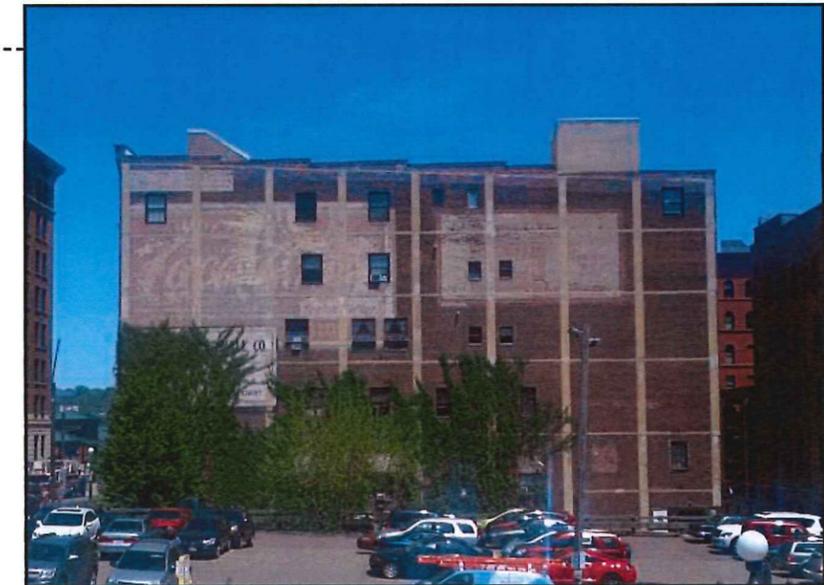
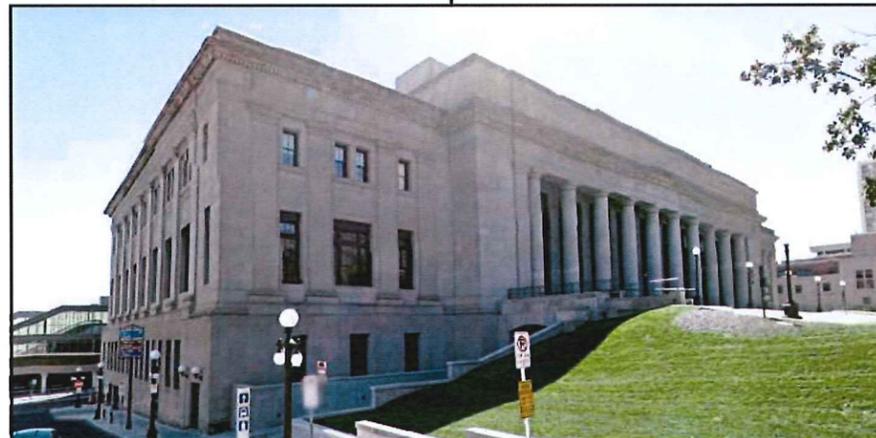


River Park Lofts Condominium



Twin Cities Public Television

Union Depot



Goff Public & Lowertown Lofts



West

East

Panoramic Photograph looking North from Union Depot



Corner of Sibley Street & 4th Street (large window openings)

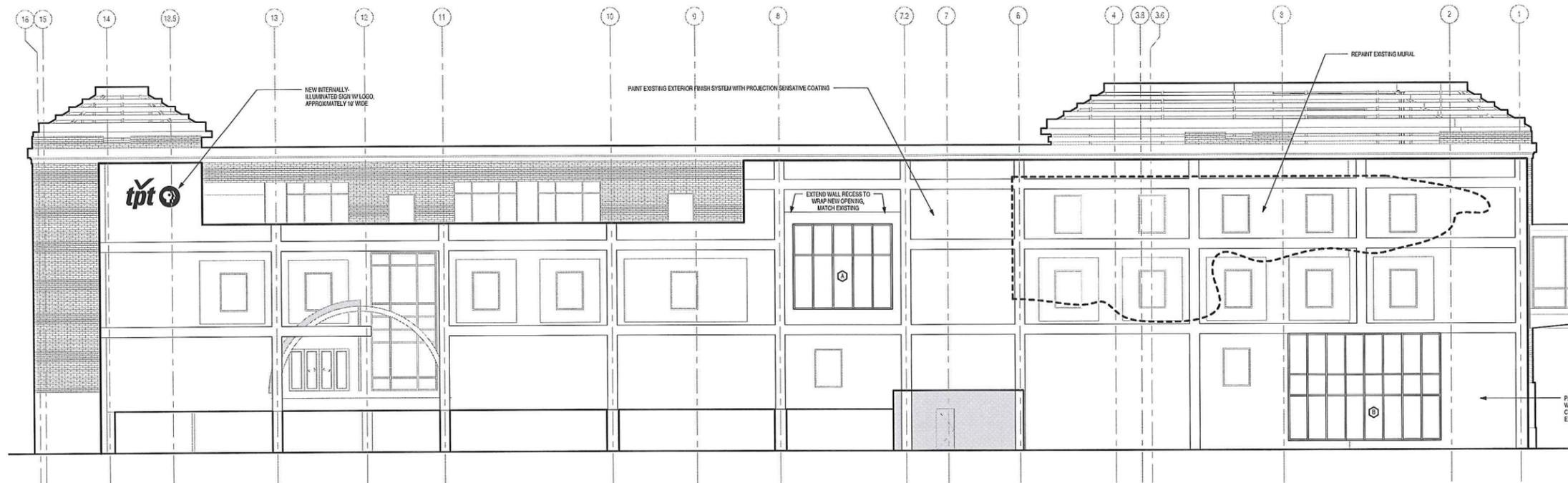


Corner of 4th Street & Wacouta Street (structural grid)

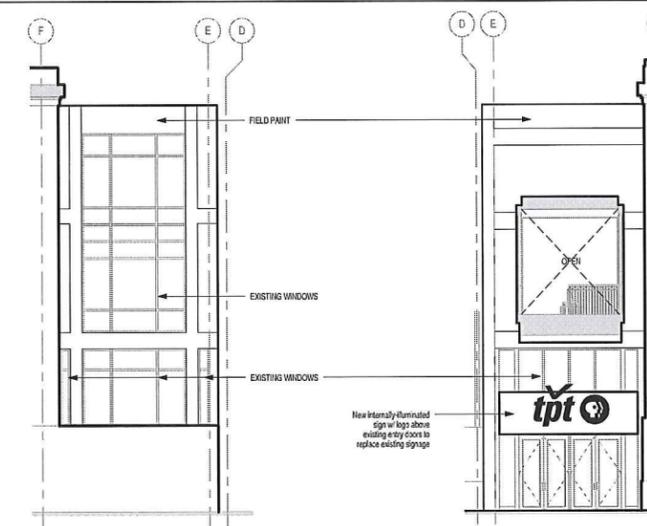


CUNNINGHAM GROUP

Cunningham Group Architecture, Inc.  
St. Anthony Main  
201 Main St. SE  
Suite 305  
Minneapolis, MN 55414  
Tel: 612 379 3400  
Fax: 612 379 4400  
www.cunningham.com

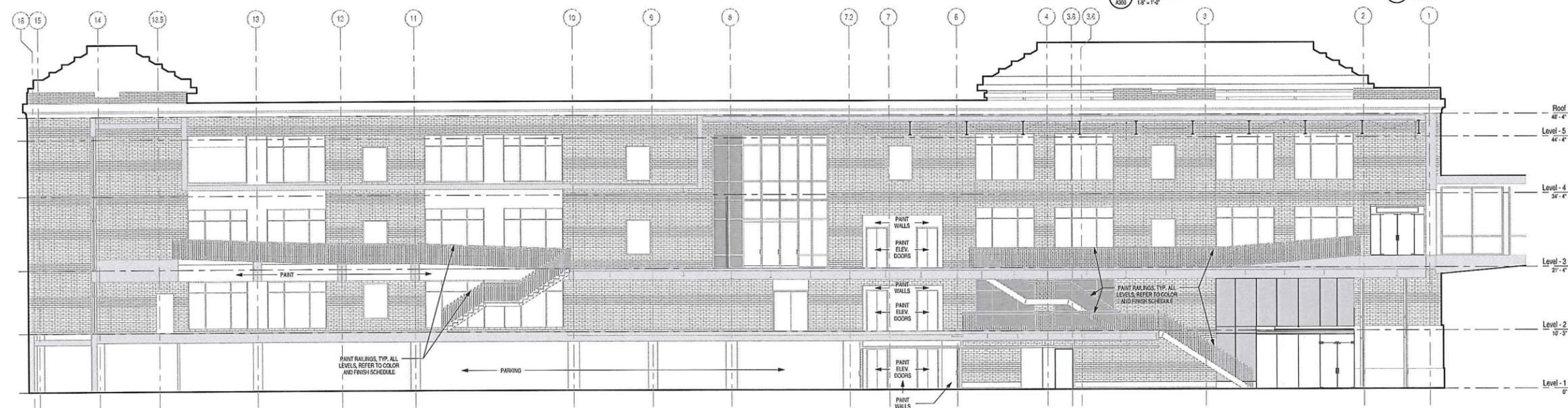


1 Elevation - East  
A300 1/8" = 1'-0"



4 South Elevation  
A300 1/8" = 1'-0"

3 North Elevation  
A300 1/8" = 1'-0"



2 Building Section North-South  
A300 1/8" = 1'-0"

Consultant

Revisions  
No. Date Description

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of

Signed:

Name: Brian Terras  
License No.: 20318

Date: September 17, 2014  
PIC / AEC: Brian Terras  
Drawn By: RD  
Checked By: ENL  
Document Phase: CD  
Comm. No.: 11-0150

Project Title

**BLOCK L ATRIUM**

Twin Cities  
Public Television  
172 E. 4th Street  
St. Paul, MN 55101

Sheet Title  
Exterior Elevations &  
Building Section

Sheet Number

A300

FILE

Attachment 2  
192 E. 4th

RECEIVED

CITY OF SAINT PAUL  
HERITAGE PRESERVATION COMMISSION RESOLUTION  
FILE NUMBER 818  
DATE October 8, 1987

MAR - 7 1988

HGA

HALEY	X
CARUPEL	X
BARRE	X
FILE 625.005	

KTA-

WHEREAS, the Saint Paul Heritage Preservation Commission is authorized by Chapter 73 of the Saint Paul Legislative Code to review building permit applications for exterior alterations, new construction or demolition on or within designated Heritage Preservation Sites or Heritage Preservation Districts; and

WHEREAS, the firm of Hammel, Green and Abrahamson has applied for a building permit to construct an office and studio facility for Twin Cities Public Television/KTCA on top of the new municipal parking ramp currently under construction on Block L; and

WHEREAS, the site is within the Lowertown Heritage Preservation district; and

WHEREAS, the Saint Paul Heritage Preservation Commission, based upon evidence presented at their October 8, 1987, public hearing on said permit application, made the following findings of fact:

1. The massing, volume, height, scale, rhythm, and directional emphasis of the proposed building is compatible with that of existing adjacent structures;
2. The roof and cornice of the proposed building is compatible with existing adjacent structures;
3. The materials and detailing of the proposed building relate to the materials and details of existing adjacent buildings;
4. The proportion and size of the windows of the proposed building relate to first tier windows in existing adjacent buildings;
5. The window mullions in the proposed building emphasize a horizontal rather than vertical orientation;
6. The proposed aluminum window and door frames will have a dark red-brown color Duranar painted finish;

NOW, THEREFORE, BE IT RESOLVED, that based on the above findings the Heritage Preservation Commission approves the application for a building permit to construct an office and studio facility for Twin Cities Public Television/KTCA at the northeast corner of Kellogg and Jackson on Block L subject to Design Review Committee approval of window mullion details.

MOVED BY: Committee  
SECONDED BY

IN FAVOR 7  
AGAINST 0  
ABSTAIN 1

On 3.2.88 the Design Review Committee approved revised window mullion details, redesigned rotunda roofs, a change in cornice material, and a change from stucco to painted concrete block on

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 10 days by anyone affected by the decision. This resolution does not constitute approval for tax credits.

the non-principal facade fronting on the vacant parcel at Fourth and Jackson.

ARJ

CITY OF SAINT PAUL

DEPARTMENT  
 BUILDING INSPECTOR & DESIGN DIVISION  
 15 W. KELLOGG BLVD.  
 445 CITY HALL  
 ST. PAUL, MN 55102

Permit No. \_\_\_\_\_

KTCA Offices & Studios \_\_\_\_\_ PLAN NO. \_\_\_\_\_  
 DESCRIPTION OF PROJECT

DATE April 29, 1987 OWNER Twin Cities Public Television/KTCA

OWNERS ADDRESS 1640 Como Avenue, Saint Paul, MN 55108

OLD  
 NEW TYPE CONST. I TYPE OF OCCUPANCY Office/Assembly

BUILD  GRADING AND EXC.  STUCCO OR PLASTER  DRYWALL  FENCE  
 ADDITION  ALTER  REPAIR  MOVE  WRECK

NUMBER	STREET	SIDE	CROSS STREETS

WARD	LOT	BLOCK	ADDITION OR TRACT
		<u>4</u>	<u>Capital Centre No. 1</u>

LOT	WIDTH	DEPTH	SIDE LOT CLEARANCE	BUILDING LINE	
				FRONT	REAR
	<u>165 ft.</u>	<u>240 ft.</u>	<u>XXXXXX</u>		

STRUC-TURE	WIDTH	LENGTH	HEIGHT	STORIES
		<u>165 ft.</u>	<u>240 ft.</u>	<u>30 ft.</u>

ESTIMATED VALUE	BASEMENT	TOTAL FLOOR AREA
<u>\$6,435,000</u>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SQ. FT. <u>82,000</u> INCLUDE BASEMENT

DETAILS & REMARKS:  
To be constructed above City of Saint Paul Block L  
parking garage  
HPC APPROVED / RES 818 / 10.8.87 / ALD

ARCHITECT <u>Hammel Green and Abrahamson, Inc.</u>	TEL. NO. <u>332-3944</u>
CONTRACTOR <u>To be determined</u>	
ADDRESS & ZIP	

MASONRY	
PERMIT FEE	STATE VALUATION
PLAN CHECK	CASHIER USE ONLY WHEN VALIDATED THIS IS YOUR PERMIT
STATE SURCHARGE	
TOTAL FEE	
APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.	

X  
 AUTHORIZED SIGNATURE

St. Code \_\_\_\_\_  
 ADDRESS OF JOB \_\_\_\_\_



15 February 1988

Mr. Allan Torstenson  
Heritage Preservation Commission  
City Hall Annex  
Saint Paul, Minnesota 55102

Re: Minnesota Telecenter - KTCA  
HGA Commission Number 625.005.00

Dear Mr. Torstenson:

At their October 8, 1987 meeting, the Heritage Preservation Commission approved the application for a building permit to construct an office and studio facility for Twin Cities Public Television/KTCA at the northeast corner of Kellogg and Jackson on Block L subject to Design Review Committee approval of window mullion details. Enclosed please find drawings that illustrate the mullion revisions previously discussed with you.

There have also been several materials revisions required in order to find some cost economies in the project. The non-principal facade fronting on the vacant parcel at Fourth and Jackson was previously shown as stucco, and will now be painted concrete block. Secondly, the projecting cornice band at the parapet will be painted sheet metal in lieu of the stone originally anticipated. We have also redesigned the rotunda roofs. Originally envisioned as having a standing seam prefinished roof, they are now steel openwork.

We request Historic Preservation Commission approval for these revisions to various facade elements. We have included three copies of elevations and details for your review.

Sincerely,

HAMMEL GREEN AND ABRAHAMSON, INC.

A handwritten signature in black ink, appearing to read 'Greg Haley', is written over the typed name.

Greg Haley, AIA  
Vice President

jj/18/7

Enclosures

cc: John Mannillo, HPC  
Jim Carufel, KTCA  
Bill Pearson, Dept. of P.E.D.

**CITY OF SAINT PAUL**  
**HERITAGE PRESERVATION COMMISSION RESOLUTION**  
**FILE NUMBER** 977  
**DATE** February 9, 1989

WHEREAS, the Saint Paul Heritage Preservation Commission is authorized by Chapter 73 of the Saint Paul Legislative Code to review building permit applications for exterior alterations, new construction or demolition on or within designated Heritage Preservation Sites or Heritage Preservation Districts; and

WHEREAS, City of St. Paul has applied for a building permit to construct four story atrium at 172 East Fourth Street; and

WHEREAS, the proposed atrium would be constructed on top of the parking ramp on Block L and would connect the skyway to the principal entrance of the new KTCA building; and

WHEREAS, the site is within the Lowertown Heritage Preservation District; and

WHEREAS, Section II. New Construction of the Lowertown Guidelines for Design Review includes the following:

1. Section II. B. Massing, Volume and Height states, "New construction should be compatible with the massing, volume, height and scale of existing adjacent structures";
2. Section II. C. Rhythm and Directional Emphasis states, "The rhythm and directional emphasis of new construction should be compatible with that of existing adjacent structures"; and
3. Section II. E. Materials and Detail states, "The materials and details of new construction should relate to the materials and details of existing adjacent buildings"; and
4. Section II. F. Windows and Doors states, "The proportion, size and detailing of windows and doors in new construction should relate to that of existing adjacent buildings"; and

WHEREAS, the Saint Paul Heritage Preservation Commission, based upon evidence presented at their February 9, 1989 meeting, made the following findings of fact:

1. The proposed atrium is compatible with the massing and height of existing adjacent structures;
2. Although the materials used for the temporary eastern wall of the atrium relate only to the stucco-covered insulated panels used for roof structures on the adjacent KTCA Building, and do not relate to the brick and stone used for the principal facades of adjacent buildings, the eastern wall of the atrium is temporary and will eventually become an interior wall;
3. The shape and placement of the windows on the proposed temporary atrium wall are not compatible with the rhythm and directional emphasis of existing adjacent structures;

4. The proportion, size and detailing of windows and doors in the proposed atrium do not relate to that of existing adjacent buildings; and

**NOW, THEREFORE, BE IT RESOLVED**, that based on the above findings the Heritage Preservation Commission approves the application for a building permit for the proposed atrium at 172 East Fourth Street subject to the following conditions:

1. The stucco color pattern to be used on the temporary eastern atrium wall be approved by the Design Review Committee; and
2. The temporary eastern atrium wall be considered a non-primary facade and the proportion, size, detailing and placement of windows and doors be reviewed and approved by the Design Review Committee in that context; and
3. The color and materials of window and door frames be specified, relate to the existing buildings, and be approved by the Design Review Committee.

**MOVED BY** Rafferty  
**SECONDED BY** Bailey

**IN FAVOR** 7  
**AGAINST** 1  
**ABSTAIN** 1

2-17-89  
HPC Design Review Committee  
approved revised plan for temporary atrium wall  
with condition that staff approve final color choice,  
and approved north wall (facing 4th St. and skyway)  
with condition that the stucco be temporary and  
replacement with final permanent wall be made part of  
development requirements for remaining HRA owned  
vacant parcel. AJS

**Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 10 days by anyone affected by the decision. This resolution does not constitute approval for tax credits.**



CITY OF SAINT PAUL  
INTERDEPARTMENTAL MEMORANDUM

DATE: March 1, 1989

TO: Bill Belden, Steve Thompson, Bill Pearson

FROM: Doug Foster 

SUBJECT: HPC Review of Block "L" Atrium Facades

The following is a summary of the review process:

February 9, 1989 : The full commission reviewed the atrium facades and passed the attached resolution (977) calling for certain actions by the Architect).

February 17, 1989: The design review committee of the HPC met and approved the revised design subject to staff approval of final colors. (This has been done.) The north wall - atrium entry from 4th Street - was approved subject to the grivit material being replaced by a final, permanent wall when the easterly parcel is developed. This replacement is to be made part of the parcel's development requirements. (See Al Torstenson's note to this effect on the attached HPC resolution.)

DWF:dmc

cc:Chron:File(Block "L"):A. Torstenson:J. West:DWF

# GENERAL BUILDING PERMIT

## CITY OF SAINT PAUL

**DEPARTMENT**  
**BUILDING INSPECTION & DESIGN DIVISION**  
 15 W. KELLOGG BLVD.  
 445 CITY HALL  
 ST. PAUL, MN 55102

Permit No. \_\_\_\_\_

Block "L" Atrium PLAN NO. 2-~~787~~ 43  
DESCRIPTION OF PROJECT

DATE 12-29-88 OWNER City of St. Paul

OWNERS ADDRESS \_\_\_\_\_

OLD  
 NEW TYPE CONST. \_\_\_\_\_ TYPE OF OCCUPANCY B-2

BUILD  GRADING AND EXC.  STUCCO OR PLASTER  DRYWALL  FENCE  
 ADDITION  ALTER  REPAIR  MOVE  WRECK

NUMBER	STREET	SIDE	CROSS STREETS
172	B. 4th St	S	Jackson-Sibley

WARD	LOT	BLOCK	ADDITION OR TRACT
2	172	4	Capital Centre Number 1

LOT	WIDTH	DEPTH	SIDE LOT CLEARANCE	BUILDING LINE	
				FRONT	REAR

STRUC-TURE	WIDTH	LENGTH	HEIGHT	STORIES

ESTIMATED VALUE	BASEMENT	TOTAL FLOOR AREA
<u>618,939.00</u>	<input type="checkbox"/> YES <input type="checkbox"/> NO	SQ. FT.
		INCLUDE BASEMENT <u>ED</u>

**DETAILS & REMARKS:**  
 No new address issued 12-27-88 TV PWD  
 HPC APPROVED WITH CONDITIONS (WINDOWS TO BE REVIEWED)  
 HPC RES 977 / 2.9.89 / ATJ REVISED AND APPROVED 2.17.89  
RICH THOMPSON 298-4304 8-91M

ARCHITECT HGA (Bake Baker) TEL. NO. 332-3844  
 CONTRACTOR Frerichs Construction ADDRESS & ZIP 644-506

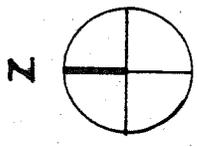
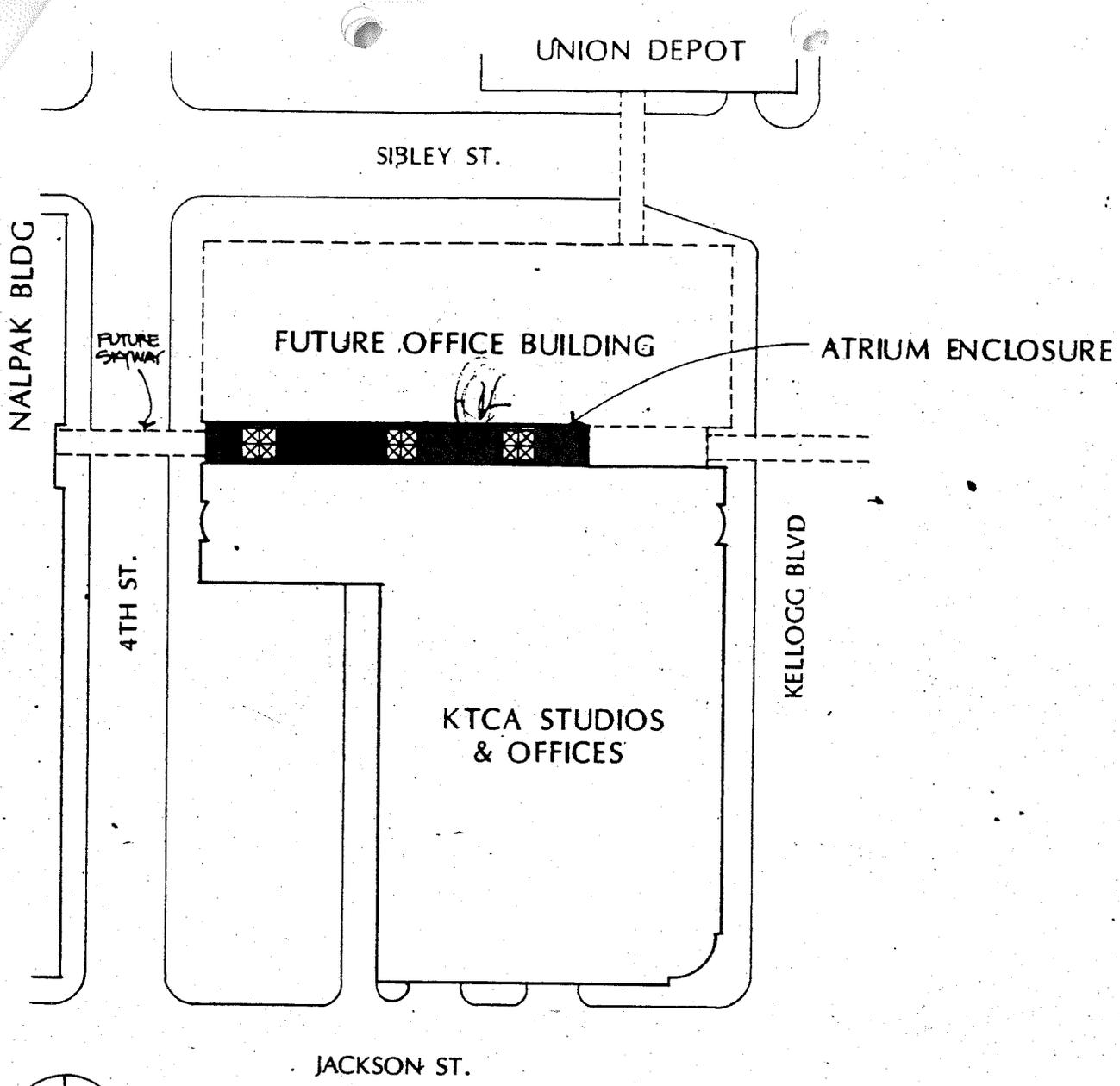
MASONRY	PERMIT FEE	STATE VALUATION
	<u>2396.50</u>	<u>618,939.00</u>
	PLAN CHECK <u>1557.23</u>	
	STATE SURCHARGE <u>309.47</u>	
	TOTAL FEE <u>4263.70</u>	

APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT ALL PERTINENT STATE REGULATIONS AND CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

CASHIER USE ONLY  
 WHEN VALIDATED THIS IS YOUR PERMIT

x [Signature]  
 AUTHORIZED SIGNATURE

St. Code \_\_\_\_\_  
 ADDRESS OF JOB \_\_\_\_\_



1 SITE ORIENTATION MAP  
NO SCALE

**MINUTES OF THE HERITAGE PRESERVATION COMMISSION**  
CITY OF SAINT PAUL, MINNESOTA  
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard  
**August 11, 2011**

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**Present:** Richard Dana, Robert Ferguson, Jennifer Haskamp, Renee Hutter, Rich Laffin, John Manning, Steve Trimble, Diane Trout-Oertel, Matt Mazanec, David Riehle, Matt Hill

**Absent:** Mark Thomas (excused)

**Staff Present:** Amy Spong, Christine Boulware, Becky Willging

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**BUSINESS MEETING**

- I. **CALL TO ORDER:** 5:05 by Chair Manning
- II. **APPROVAL OF THE AGENDA:** Commissioner Trout-Oertel motioned to approve the agenda, Commissioner Trimble seconded the motion. The motion passed 11-0.
- III. **CONFLICTS OF INTEREST:** None were stated.
- IV. **APPROVAL OF THE MEETING MINUTES:**
  - A. July 14, 2011 Business Meeting  
**Commissioner Trout-Oertel motioned to approve the meeting minutes; Commissioner Haskamp seconded the motion. The motion passed 11-0.**
- V. **CHAIR'S ANNOUNCEMENTS:** None were stated.
- VI. **STAFF ANNOUNCEMENTS:**
  - A. July Design Review Statistics – Not discussed.
  - B. Legislative Hearing Notification – Not discussed.

Staff Spong told the HPC that they could sponsor one more chair member to attend the Statewide Preservation Conference. Commissioner Hill and staff members Spong and and Boulware will be attending.

The House of Hope decision was laid-over – the resolution will likely be to remove the fence and install a more appropriate fence after the growing season. Commissioner Dana asked who decides the appropriate replacement fence. Staff Spong said that they are working on a compromise but that the City Council will not need to take it to the HPC as it will likely be an aluminum wrought iron-looking fence in a similar placement.

- VII. **PERMIT REVIEW/PUBLIC HEARINGS:**
  - A. **55 Victoria Street North, Hill Historic District**, by Ross Willits of Steppingstone Theatre, for a building permit for removal and replacement of entrance stairs, removal of the stone pavers and repair of brick stair sidewalls. **HPC File #11-020** (Larson, 266-6643)

Staff Spong read the staff report to the Commission. She noted that in 2005 the Commission denied demolition of the building and the City Council upheld the decision. She reviewed the guidelines and findings. In 2006, the glass block was removed from the entrance landing. Staff recommended approval provided that the conditions are met. Chair Manning asked if there was an issue with the donor applications on the brick of the wing walls. Staff Spong said that she wasn't sure if there were any zoning code provisions for this type of application. Chair Manning asked if the HPC was to review the donor stickers as part of the public hearing. Staff Spong said yes, that she

upper gable. Staff Boulware said yes, and that it could be reopened and restored. .  
**Commissioner Mazanec motioned to approve based on the staff recommendations. Commission Trimble seconded the motion. The motion passed 10-0.**

#### **VIII. Pre-Application Review**

**A. 172 E. Fourth Street (TPT Building), Lowertown Historic District**, by Barb Van Loenen of Twin Cities Public Television, for a pre-application review to construct a new entrance at Fourth Street that extends above the height of the building. (Spong, 266-6714)

Staff Spong read the staff report. Barb VanLoenen was present with Joann Hawkins and Brian Tempes as representatives of the project. Ms. VanLoenen listed the project objectives and said that TPT has been in the building for 24 years. She said that the goal was to make the building more visible and accessible. Reps from TPT have met with HPC staff three times prior. Mr. Tempes, the project architect, gave a presentation discussing the existing condition of the building and what the current proposal encompasses. Commissioner Trout-Oertel asked if the sign was internally illuminated. Mr. Tempes said yes, as will the vertical element. Staff Spong clarified that the sign should not project above the upper cornice line, and said that she told the applicants this at their last meeting. Commissioner Trout-Oertel said that internally illuminated signage is also forbidden by the guidelines. Staff Boulware said that signage above the cornice line is also addressed in zoning language. Chair Manning asked about how the TPT sign will be read on either side of the sign. Mr. Tempes said that they have to figure out a way to display the lettering on either side. Chair Manning also noted the signage above the ground floor entry, saying that it is displayed different ways in the drawings. Mr. Tempes said that the TPT will be on the brow above the door. Chair Manning said that it was only readable on certain elevations and angles. Commissioner Ferguson said that he liked the direction that the project was going, but that he doesn't see that labeling the marker is necessary. Commissioner Mazanec agreed that labeling the tower isn't necessary, and asked how high it will project above the parapet. Staff Spong said that the tower will project above the parapet but not as much as shown in the plan. Commissioner Mazanec agreed that the height of the building appears out of proportion. Staff Spong said that the elevation on Fourth Street shows a natural stepping of the building cornices along that part of the block, and that the TPT appears too high in comparison. Commissioner Haskamp said that if the TPT lettering is taken off then the lantern should be shortened, because the letters take up so much space from a vertical standpoint, removal would make the proportions skewed. Chair Manning said that he felt the proportion was ok. Commissioner Ferguson agreed with Chair Manning. He said that the proposal was similar to the historic images of other buildings on Jackson & Fourth Street. He said that if those buildings had survived, it would have set a standard for structures to extend beyond the parapet. Staff Spong said that she was struggling with the departure from the guideline about boxy massing and said that what was left in the district was heavy cornices, and that this is a departure from that. Staff Boulware said that some of the remaining buildings have tall flagpoles right at the corners. Ms. VanLoenen said that the marker has always been a component for public art. Commissioner Dana said that he liked the height of the lantern and marker, but that the letters detract. Commissioner Manning suggested that something be created to anchor the "storefront" corner and the marker, and asked where the marker will terminate. Commissioner Dana asked if the marker will glow. Mr. Tempes said that they have had many discussions about where the marker will start and end and that somehow it will glow and be the same material as the lantern. Commissioner Ferguson said the proposal is similar to the sculptural piece on the children's theatre. Commissioner Trout-Oertel said that the marker will be very effective.

Staff Spong said that she wants feedback on the lantern and the glass curtain wall because she is concerned about the ratio of solid to void space. Commissioner Trout-Oertel said that the lantern seems tied to the skyway. Chair Manning asked Staff Spong if the solid to void ratio spanned the whole side of the building or just one part of

the building, which is more solid on the back end. Staff Spong said that it referred to the rhythm of the wall. Commissioner Manning said that one solution might be that less glass be used. Staff Spong asked if the commissioners had any thoughts on how to address the size and composition of the lantern. Commissioner Riehle said that the district is being altered by the new light rail and that the skyways are not characteristic of the district. He said that the addition of the lantern and tower is different than any building, but part of the evolution of the district. Staff Boulware said that there are still guidelines and we don't want something that is fake historic but something that doesn't alter the perception of the character of the district. Chair Manning asked what guideline gives pause about the glass. Staff Spong noted the guideline that stated double-hung windows and mullions that emphasize the verticality of the building. Commissioner Dana asked Mr. Tempes to comment on the proportions of the lites on the side elevation and to those in the lantern. Mr. Tempes said that the proportions on the side elevation and the lantern were sympathetic to the even smaller windows seen in the building and that the design was creating a pattern of small, medium, and large and they were emphasizing the verticality of the building within those different components. He said that there is a similarly large window on the Fourth Street elevation, though it has heavy bands that run horizontally. Commissioner Manning said that difference is that there is a very clear horizontal element present. Commissioner Dana said that the verticals on the windows are closer and don't look as much as double-hungs.

Commissioner Ferguson said that he thinks the design is compatible. Chair Manning said that the district has boxiness but doesn't have transparent corners. Ms. VanLoenen said that the main entrance will be on the first floor with a lobby and private space, and that there will be a gathering space put into the corner. She said that the glass at the street level was very important, but that they would consider putting a structural element at the corner. Staff Boulware asked how the applicant plans to fill the horizontal space. Mr. Tempes said that the area coming off of the skyway will be a two-story space. Staff Spong said that she would like to hear the Commission's opinion about the heavy metal top being enough to act as a cornice. Commissioner Trout-Oertel said that the cornice doesn't seem to be part of a building since it appears to tie into the skyway. She said that it's more important for the large window to relate, as it seems to detract from the corner and the district. She said that maybe it would be better if the cornice was thicker. Commissioner Dana agreed that the cornice should be thicker. Staff Spong asked if the mullions were dark on the outside and white inside, and said that the HPC does not approve galvanized metal or tinted glass. Mr. Tempes said that the mullions will be dark. Chair Manning summarized the discussion, saying that there was no consensus about the height, that the windows should relate to the original and the guidelines, that the marker was ok, and that the corner for the storefront should be anchored.

#### **IX. Committee Reports**

- A. Education Committee (Ferguson, Thomas, Trout-Oertel)** Nothing to address.
- B. Greater Lowertown Master Plan Taskforce (Ferguson)** The draft was revised and will go in front of the HPC in early October.
- C. Saint Paul Historic Survey Partnership Project (Trimble, Manning)** No new report.
- D. 3M Advisory Committee/Workgroups update (Trimble, Mazanec)** No new report.

#### **X. ADJOURN: 8:05 P.M.**

Submitted by: B. Willging

