

SUMMARY MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard
June 12, 2014

Present: Richard Dana, Robert Ferguson, Matt Hill, Michael Justin, William Lightner, David Riehle, Steve Trimble, Diane Trout-Oertel, David Wagner

Absent: Barbara Bezat (excused), Renee Hutter (not excused), Matt Mazanec (excused), Amy Meller (excused)

Staff Present: Christine Boulware, Renee Cohn, John Beaty

BUSINESS MEETING

I. Call to Order 5:02 pm

II. Approval of the Agenda Ms. Boulware noted a change to the agenda that Mr. Beaty will not be giving a presentation. Commissioner Hill moved to approve the agenda; Commissioner Ferguson seconded the motion. The motion passed unanimously.

III. Approval of the meeting minutes Commissioner Trout-Oertel submitted minor changes and discussed the meaning of the statement made by Chair Dana in the May 22nd minutes. Chair Dana clarified his statement. Commissioner Ferguson submitted minor changes.

A. May 8, 2014 Business Meeting

B. May 22, 2014 Public Hearing

Commissioner Justin moved to adopt both sets of meeting minutes; Commissioner Ferguson seconded the motion. The motion passed unanimously.

IV. Chair's Announcements

A. Chair Dana and staff discussed the DOCOMOMO event that will take place on June 19th.

B. Chair Dana noted that Commissioner Mellers' absence is due to a conflict of interest with item VI.A.

V. Staff Announcements

A. Staff discussed the opening of the Green Line to occur the upcoming weekend.

VI. Pre-Application Review

Commissioner Trimble noted the demolition of a house in Dayton's Bluff that is not in the district or individually designated.

Commissioner Trimble stated that he had spoken publicly on the agenda item and will not be able to participate in the discussion or the eventual vote.

Commissioner Lightner requested that staff clarify the rules for the Commission to participate as a private citizen on agenda items; Ms. Boulware described the various instances and regulations for Commissioners making statements outside of the HPC meetings.

Chair Dana noted that Commissioner Trimble is being particularly cautious in not participating in the pre-application discussion, but will not be able to vote as it does not allow for the applicant to have a fair and impartial hearing.

A. Southeast corner of Seventh Street East and Bates Avenue, Dayton's Bluff Historic District, by Owen Metz, Dominion, for a second preliminary review to construct a new, 109-unit, four-story apartment building with a 32,000 sq. ft. footprint. Parking includes 90 interior stalls and a 33 stall surface parking lot to the south. (Boulware, 266-6715)

Staff read aloud the report, presented images of the projects, and discussed the changes that have been made since the last review.

Patrick Ostrom (Dominion) and Chris Palkowitsch (BKV) were present to discuss the proposal.

Mr. Palkowitsch discussed that changes that have been made to the design since the last review and presented additional visual materials.

Commissioner Lightner inquired as to the currently proposed material for the columns; Mr. Palkowitsch responded that the current material is metal panel, but that they would like the Commission to comment on it.

Commissioner Riehle inquired as to the mechanical units referenced; Mr. Palkowitsch described where these units will be and approximately what they will look like.

Commissioner Riehle inquired as to if a decision has been made for the brick type; Mr. Palkowitsch responded that a decision was made and distributed samples of the product.

Commissioner Lightner discussed the setback of the building compared to the Mississippi Market proposal.

Chair Dana requested clarification that Mr. Palkowitsch believes that since the project is residential it should not be set at the sidewalk; Mr. Palkowitsch responded that this comes from the zoning guidelines.

Chair Dana suggested that it was possible to apply for a variance if there is a requirement to not have a setback; Mr. Palkowitsch discussed the possibility and logistics of applying for a variance.

Chair Dana inquired as to if a designer or architect who specializes in infill in historic districts was consulted; Mr. Palkowitsch responded that one had not been contacted and was looking for confirmation on whether it was a suggestion or required. Chair Dana responded that it was not required but

discussed the positive impacts that a specialist would have on the project. Mr. Ostrom noted that they may consider this for the final submission of the project; Chair Dana expanded on his previous comments.

Commissioner Riehle inquired as to the boundary of the historic district to the east; Ms. Boulware noted the boundaries on the available images.

Chair Dana requested a discussion on the detailing of the Hardi Board in the bays; Mr. Palkowitsch described the current detail and noted that it is not final.

Commissioner Trout-Oertel discussed the massing of the building and suggested that changes could be made to the roof to reduce the appearance of massing.

Commissioner Ferguson discussed the massing of the building relating the roof design and the tonal values of the roof and dormers.

Mr. Palkowitsch requested clarification of whether Commissioner Ferguson felt the differentiation of the roof was clearer in the previous design iteration or the current one; Commissioner Ferguson responded that he could see an argument for either way.

Ms. Boulware noted the dark metal and dormers addressed the Commission's comments, but staff noted that the contrast of the dormers and roof bring attention to the building height; Mr. Palkowitsch responded that they can review this detail.

Commissioner Ferguson noted various stray lines in the brick work and identified them on the drawing presented; Mr. Palkowitsch responded that this is a drawing convention and not an actual design detail.

Commissioner Lightner requested confirmation that there is distinctive brickwork differentiating the elevations; Mr. Palkowitsch confirmed.

Chair Dana requested that Mr. Palkowitsch discuss the changes that have been made to the entry design; Mr. Palkowitsch described the changes and design choices that have been made. Mr. Ostrom noted the interior uses of the building beyond the entrance and discussed the entry configuration.

Commissioner Ferguson discussed the column line relating to the roof of the entry; Mr. Palkowitsch responded that this is to encourage pedestrian circulation.

Commissioner Lightner inquired as to an alternative to Hardi Board if it is deemed inappropriate; Ms. Boulware noted the implementation of Hardi Board on the front and back of the building in the plans.

Commissioner Lightner inquired as to the preferred material on the primary elevation in lieu of Hardi Board; Ms. Boulware responded that it would be wood or metal and noted a precedent for brick.

Mr. Palkowitsch noted that fiber cement board is proposed on the Mississippi Market proposal and noted that installing wood siding would be a detriment to the building and owner.

Chair Dana referred to the guideline that sites hard board siding and noted that the fiber cement material is very different and will be considered differently than the products that the guidelines discourage. Ms. Boulware further clarified the guideline that states alternative materials can be considered on a case-by-case basis.

Commissioner Riehle inquired as to if there are additional entrances on the building; Mr. Palkowitsch replied that there are and noted their locations.

Commissioner Riehle noted the ability for future residents to walk the length of the building; Mr. Palkowitsch noted an entrance that shortens this walk.

Chair Dana requested that Mr. Palkowitsch discuss the area between the two buildings; Mr. Palkowitsch discussed this area and noted that the terrace would be a positive attribute.

Commissioner Wagner referenced staff concern with the scale of the building and inquired as to if a response has been made to these findings; Mr. Ostrom noted that this was considered, but the scale of the building is necessary to make the project feasible.

Commissioner Wagner suggested to Mr. Ostrom that he is implying that this is the best that they can do for scale; Mr. Palkowitsch responded that it is.

Chair Dana suggested that there are ways to minimize the appearance of the massing. Commissioner Riehle suggested that the building could be longer; Mr. Ostrom replied that there was a longer design in an earlier iteration.

Mr. Palkowitsch requested that the Commission state if the proposal will be an appropriate mass and scale and if it will be accepted.

Chair Dana encouraged the Commission to express their opinions and suggested that there is more that can be done.

Mr. Palkowitsch discussed the future landscaping plans and suggested that they will distract from the scale.

Commissioner Ferguson stated that he is prepared to accept the setback and addressed the points that Mr. Palkowitsch brought up.

Ms. Boulware noted that there are different setback requirements for Mississippi Market because of the commercial use.

Commissioner Riehle stated that he believes that the scale is appropriate for the site.

Commissioner Lightner agreed with Commissioner Riehle, discussed the positive attributes of the design and stated that this representation of the massing is better than the potential alternatives. He continued to discuss the setback of the building related to the setback of Mississippi Market.

Commissioner Hill agreed with Commissioner Riehle and noted the positive impacts of this building.

Commissioner Trout-Oertel agreed with Commissioner Riehle and discussed the entrance possibilities on another side of the building and possible design variations for the roof; Mr. Palkowitsch replied that they will

continue to explore design options for the roof.

Commissioner Wagner agreed that the design is attractive and noted the difficulties of a new building and in a historic district regarding materials and design details.

Chair Dana referenced the comments by Commissioner Wagner and noted that the design needs to be compatible with the district, but not mimic the district, and suggested an expert in this field would be beneficial.

Gary Rosenbaum, resident of 400 Bates Avenue, was present to state concerns with the proposal and concerns with the impact on traffic in the area.

Chair Dana noted that the HPC does not address traffic issues.

Cliff Carey, resident of 635 Bates Avenue and partner in the Stutzman Group, was present to state concerns with the proposal.

David Durant, resident of 401 Maple Street, was present to state concerns with the proposal.

Eduardo Barrera, Project Manager from the City of Saint Paul Department of Planning and economic Development, was present to state the economic necessity for the size of the proposal.

Commissioner Lightner requested clarification as to if there is a variance for this project to be residential; Mr. Barrera replied that the lot is zoned TN-2 for mixed use.

Ms. Boulware noted that a large portion of this area has been rezoned in the last few years.

Ms. Boulware read aloud an e-mail from Sage Holeman, a resident from 705 4th Street East No. 1, stating concerns with the proposal.

VII. Committee Reports

Commissioner Trimble rejoined the Commission.

Chair Dana noted that the non-contributing addition of the Saint Paul Church home has been demolished.

A. Commissioner Trimble discussed changes that have been made to the 3M site by the Port Authority and noted an event that will take place on June 20th.

B. Commissioner Ferguson stated that he will be representing the Commission on the Technical Advisory Committee for the Great River Passage Plan and noted that a draft of the interpretive plan should be available in September.

VIII. Adjourn 6:41 pm