

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

FILE NAME: St. Albans Street ROW – Xcel
APPLICANT: Tony Wendland, Xcel Energy
OWNER: City of Saint Paul
APPLICATION SUBMITTED: July 30, 2015
DATE OF HEARING: August 27, 2015
HPC SITE/DISTRICT: Hill Heritage Preservation District
CATEGORY: Contributing
CLASSIFICATION: Building Permit
STAFF INVESTIGATION AND REPORT: Bill Dermody
DATE: August 21, 2015

A. SITE DESCRIPTION:

The application proposes work to take place in the public right-of-way of St. Albans Street, between Summit Avenue and the southern boundary of the Hill Heritage Preservation District: the alley north of Grand Avenue. The work would impact the street curbs on the west side of the street, adjacent to two contributing properties: 9 S. St. Albans Street (also known as 680-686 Summit Ave.) and 21-27 S. St. Albans Street. The potentially affected curbs appear to be sandstone material, one of the two curb materials (along with granite) found throughout the district.

B. PROPOSED CHANGES:

The proposed work involves digging holes and trenches as part of a larger project to construct a north-south natural gas pipeline (Xcel Energy) and replace certain water main sections (St. Paul Regional Water Services). At this time only two sections of curbs in the local historic district are anticipated to be affected, both on the west side of the St. Albans Street ROW in the block south of Summit Avenue. The application proposes protecting curbs where possible, or otherwise removing the curbs and resetting them in place after the construction. Where resetting is not possible due to material degradation (e.g. sandstone crumbling or breakage), the application proposes installing new granite curbs to replace granite, or new colored concrete curbs to replace sandstone.

C. GUIDELINE CITATIONS:

Historic Hill Heritage Preservation District Guidelines

Sec. 74.65.(g) Public infrastructure:

(1) The traditional pattern of public streets, curbs, boulevards and sidewalks in the area should be maintained. Distinctive features of public spaces in the area such as brick alleys, stone slab sidewalks, granite curbs and the early twentieth century lantern-style street lights should be preserved. The same style should be used when new street lights are installed. New street furniture such as benches, bus shelters, telephone booths, kiosks, sign standards, trash containers, planters and fences should be compatible with the character of the district.

- (2) *Brick alleys and stone slab sidewalks generally should be maintained and repaired as necessary with original materials; asphalt and concrete patches should not be used. When concrete tile public sidewalks need to be replaced, new poured concrete sidewalks should be the same width as the existing sidewalks and should be scored in a two-foot square or 18-inch square pattern to resemble the old tiles; expansion joints should match the scoring. Handicap ramps should be installed on the inside of curbs as part of the poured concrete sidewalk; where there is granite curbing, a section should be lowered for the ramp.*
- (3) *Electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous.*

***The Secretary of the Interior's Standards for Rehabilitation
U.S. Department of the Interior National Park Service (1990)***

****EXCERPT* District/Neighborhood***

Recommended:

- Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.*
- Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.*
- Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.*
- Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.*
- Evaluating the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.*
- Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind - or with a compatible substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.*
- Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair - when the overall form and detailing are still evident - using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.*

Not Recommended:

- Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.
- Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.
- Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape feature results.
- Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged.
- Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.
- Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.
- Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.
- Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

- Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.
- Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

- Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.
- Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.
- Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

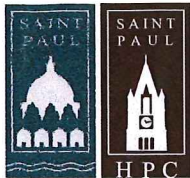
D. FINDINGS:

1. On April 2, 1991, the most recent expansion of the Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II). The Legislative Code states the Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. **Sec. 74.65.(g)(1)** Granite and sandstone curbs are a distinctive feature of the district's public spaces and should be preserved. The application appropriately prioritizes protecting the curbs from damage and, if not possible, then reclaiming and reusing (resetting) the curb material.
3. ***The Secretary of the Interior's Standards for Rehabilitation*** recommend replacing unrepairable character-defining streetscape features with new features that convey the same visual appearance. The application appropriately proposes replacing any granite curbs damaged beyond the ability to reuse with new granite curbs "as close to the original as possible." Sandstone curbs in need of replacement should likewise be replaced with sandstone or at least other stone such as granite, and not concrete – the use of stone is historically representative of the period of significance. Most of the potentially affected curbs appear to be constructed of sandstone material
4. The application has not identified any impacts to sidewalk, alley, drive aprons, landscaping, or building features.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval of permits to conduct work in the right-of-way of St. Albans Street between Summit Avenue and the alley north of Grand Avenue, provided the conditions below are met:

1. Substantial compliance with the scope of work as presented in the application materials.
2. Substantial compliance with the "restoration plan" as presented in the application, which prioritizes avoiding impacts to curbs and reclaim/reuse of curb materials over replacement with new curbing, with the exception that any sandstone curbs that need to be replaced shall be replaced with sandstone or other stone, such as granite, and not concrete.
3. All final materials, colors and products specifications shall be submitted to staff for final review and approval.
4. A full size copy of the final construction plans shall be submitted to HPC staff for final approval.
5. The HPC stamped approved construction level plans shall remain onsite for the duration of the project.
6. Any changes or revisions to the approved HPC plans and city permits shall be submitted to the HPC and/or staff for review and approval.



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

2. PROJECT ADDRESS

Street and number: St. Albans St. between Grand Ave and Summit Ave Zip Code: 55117

3. APPLICANT INFORMATION

Name of contact person: Tony Wendland

Company: Xcel Energy

Street and number: 825 Rice St.

City: St. Paul State: MN Zip Code: 55117

Phone number: (651) 229-2488 e-mail: tony.j.wendland@xcelenergy.com

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____) _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: (____) _____ e-mail: _____

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.

The East Metro Pipeline Replacement Project is an 11.5 mile project replacing an existing natural gas pipeline that has reached the end of its useful life. The new pipeline will be constructed of 100% welded steel pipe and will have advanced capability for in-line inspections. This pipeline supplies natural gas to approximately 400,000 customers in the area and is the backbone of the St. Paul gas delivery system. We are currently in year 3 of the total 4 year project. In 2015 we also partnered with the St. Paul Regional Water Services to replace segments of water main that are outdated and in need of replacement that are in close proximity to our gas pipeline. This coordination effort has a great benefit to the city and residents as the street will only be disturbed one time to replace both assets. This year we will be constructing a segment of the pipeline on St. Albans St. which runs through the Historical Hill Preservation District.

The construction along St. Albans St. will be impacting streets and in some cases in order to access the existing pipeline it will impact the west side curbs and portions of the boulevard. All impacted areas will be restored by Xcel Energy in coordination with Public Works and following standards set forth by the City of Saint Paul. For impacts to curbs in areas of historic significance and/or designation, the restoration plan includes the following:

- 1) Wherever possible, adjust the project such that curbs and boulevards are not impacted
- 2) If curbs are impacted, make every feasible effort to reclaim and reuse the existing curbs
- 3) If reclaim/reuse is not an option, replace the curbs with the closest alternative
 - a. For Sandstone Curbs – use the same colored concrete process used by Public Works in other areas of the City when they replace sandstone curbs
 - b. For Granite Curbs – source and install granite as close to the original as possible

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?
Are you applying for the Investment Tax Credits?

YES	_____	NO	<u>X</u>
YES	_____	NO	<u>X</u>

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: Tony [Signature]

Date: 7/21/15

Signature of owner: _____

Date: _____

FOR HPC OFFICE USE ONLY

Date received: 7-28-15 (mail)

FILE NO. _____

Date complete: _____

District: Hill /Individual Site: _____

Pivotal/Contributing/Non-contributing/New Construction/Parcel:

Type of work: Minor/Moderate/Major

____ Requires staff review

☒ Requires Commission 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 _____

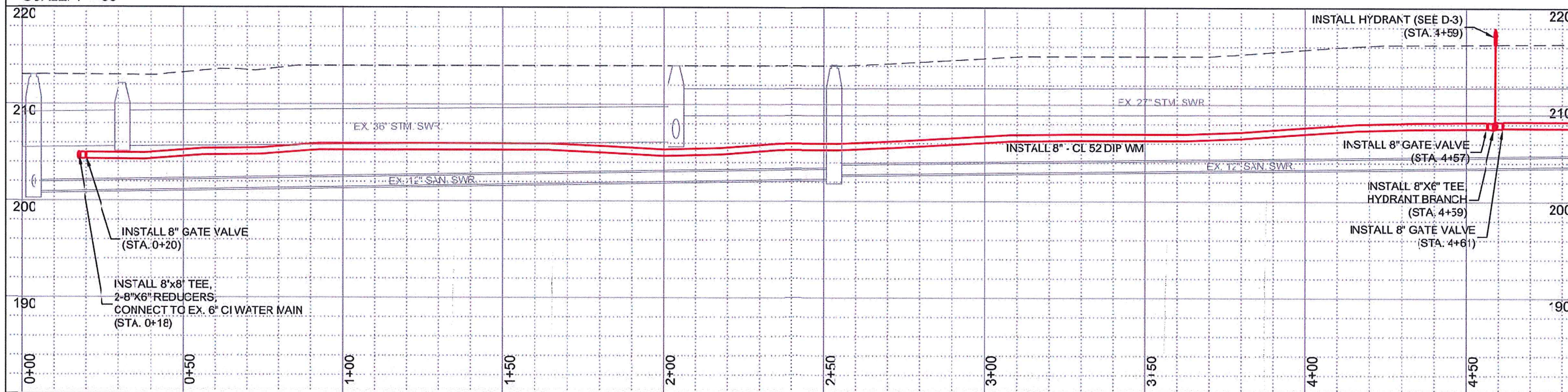
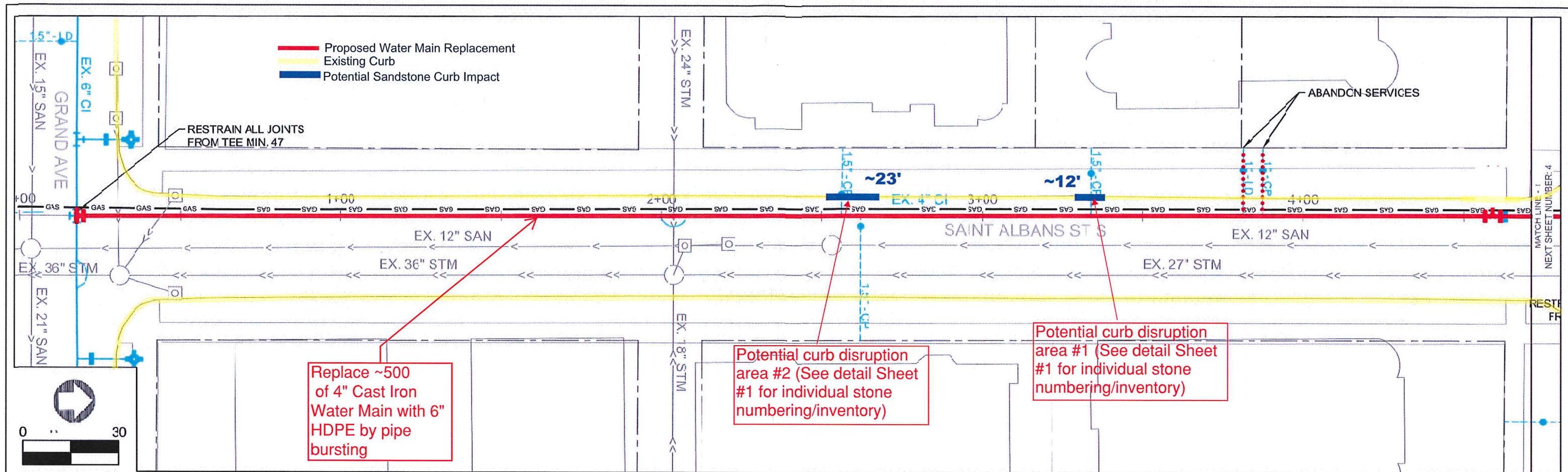
Submitted:


- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

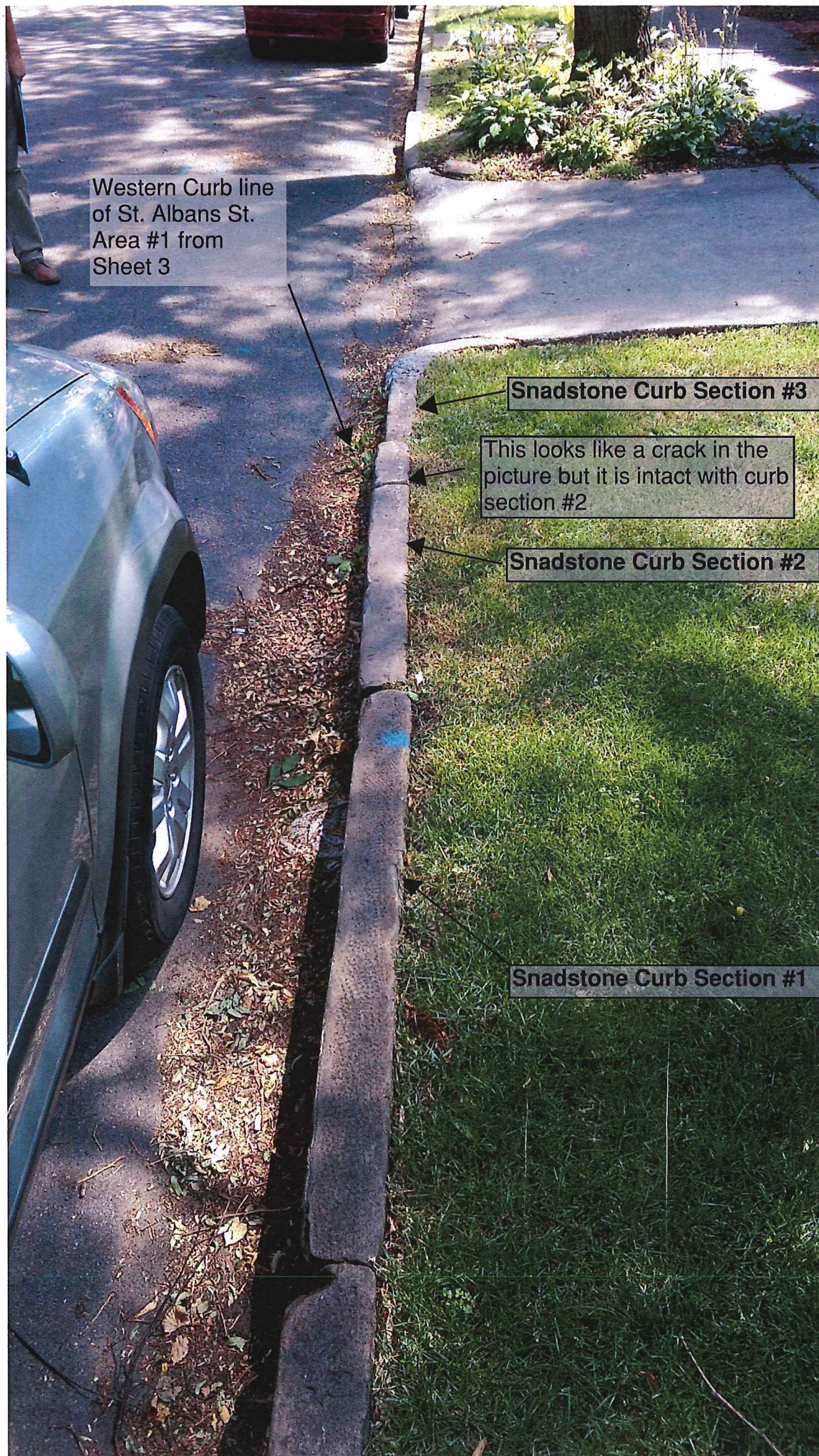
Hearing Date set for: _____

7-30-15 Emailed incomplete. AHS.

City Permit # _____ - _____



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. SIGNATURE: <i>Rich Hibbard</i> PRINTED NAME: Rich Hibbard DATE: 9-30-14 REG. NO: 49169		 ENGINEERING DIVISION 1900 RICE STREET NORTH SAINT PAUL, MN 55113		REVISIONS: _____ _____ _____ _____ _____		PROJ. NO. 15-00-005 DATE: 9-30-14 DESIGNED: RWH REVIEWED: MGA		Proposed Water Main Saint Albans/Sherburne Water Main Replacement 2015		SHEET: <div style="font-size: 48pt; font-weight: bold; text-align: center;">3</div> OF 26	
---	--	--	--	--	--	--	--	--	--	--	--



Construction Summary:

In this area we have elected to construct the water main using a method called pipe bursting. This is a trench less method of construction where the new pipe is simply pulled through the existing pipe. The only potential impacts to the curb with this method will be where we tie in the service lines to the water main.

The pictures to the left show the service tie in areas where there are a total of 7 pieces of curb that have the potential to be disturbed during our construction process. All practical measures will be taken to preserve the existing sandstone curb sections in order to replace them in the same location.

We are under the assumption that due to the condition and age of the curb it will likely break during the removal process. If the curb breaks during the removal process we will replacing the curb with colored concrete to match the existing stone.

This document is intended to supplement our initial design review permit application.