

SUMMARY MINUTES OF THE HERITAGE PRESERVATION COMMISSION
CITY OF SAINT PAUL, MINNESOTA
Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard
January 16, 2014

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

Absent: Barbara Bezat (excused)

Staff Present: Amy Spong, Christine Boulware, Renee Cohn, John Beaty

ANNUAL MEETING

- I. **Call to Order** 5:12 pm

- II. **Approval of the Agenda** Chair Laffin added Item VIII.B. Dayton's Building Discussion to the agenda. Commissioner Dana moved to approve the agenda, Commissioner Wagner seconded the motion.

- III. **Approval of the meeting minutes** Commissioner Trout-Oertel turned in various minor changes. Commissioner Ferguson moved to approve the minutes; Commissioner Dana seconded the motion.
 - A. November 21, 2013 Public Hearing
 - B. December 5, 2012 Business Meeting
 - C. December 19, 2012 Public Hearing

- IV. **Chair's Announcements**
 - A. Chair Laffin discussed the History of Lowertown video sent out previously in an email and encouraged the Commission to watch it. He also discussed the documentary "Who Built Our Capitol?"
 - B. Chair Laffin discussed the press conference held at the Victoria Theatre.
 - C. Chair Laffin discussed Ms. Spong's appointment to the Historic Resources Advisory Committee.
 - D. Chair Laffin noted that this was his last meeting on the Heritage Preservation Commission.

- V. **Staff Announcements**
 - A. 2014 HPC Meeting Schedule.-The 2014 HPC Meeting Schedule was distributed in the packets, but not discussed.

- VI. **Old Business**
 - A. **563 Laurel Avenue, Hill Historic District**, by Schiller Construction Services, for a building permit to replace two windows. **File #14-008** (Boulware, 266-6715) - **continued from November 21, 2013 Public Hearing**

Ms. Boulware summarized the progress of the project and stated that her recommendation (for denial) has not changed.

Ms. Spong discussed the reason for the layover and suggested that the Commission provide staff with direction for the proposal. Ms. Boulware suggested that the Commission also provide direction for future proposals on the same property.

Chair Laffin recalled information previously provided for this project, and expressed agreement with staff that the application should be denied.

Commissioner Dana stated that the location of the windows on the secondary elevation and that the proposal would not have a negative impact on the property and supports approval of the application. He discussed approving the application with conditions specifying that double hung windows be installed on all primary elevations should there be window replacement applications in the future.

Chair Laffin clarified that staff is recommending denial based of the lack of a plan from the condo association on future window replacements.

Commissioner Trout-Oertel supported approval of the application and the condition that the association provides a plan that all windows be double-hung in the future.

Commissioner Trimble requested confirmation that this association was previously required to have a plan; Ms. Spong clarified that the association previously provided a letter to the Commission, but that it was not sufficient as a plan.

Commissioner Dana moved to approve the application in consideration of staff Findings 5 and 8, but that the approval be for only the two casement windows identified in the application and not for approval of the future replacement of any additional windows with casements, and include a condition that the windows on the front and street elevations of the property be replaced with double-hung windows of a historic character in the future; Commissioner Riehle seconded the motion.

Commissioner Trout-Oertel requested that the permit be held until a letter and a plan from the condo association is received stating that future replacements be double-hung windows on the primary elevations. Ms. Spong noted that the wording of the request may be problematic. She suggested that possibilities for holding the permit would be to instate a deadline for the plan, but noted that the association has the ability to appeal the HPC decision or a condition of a decision.

Ms. Boulware noted that the applicant has stated that the association would like to make a plan to continue to install casement windows; Commissioner Trout-Oertel replied that the intention was to not make it easy for the association to make a plan to install casement windows. Ms. Boulware stated that the condition that future replacements on the primary elevations be double-hung windows will prevent future installations of casement windows.

Commissioner Wagner noted the timeline of windows stated that a plan should be submitted before the application is approved and does not support the motion. Ms. Boulware noted that the association believes that they have already submitted a plan; Commissioner Wagner stated that he does not believe that this plan is acceptable.

Commissioner Dana stated that the current homeowners should not be held up based on the lack of a plan from the association. He clarified that the previous motion be in two parts where this permit be granted, and have it be further resolved that the Commission require that future replacements be double-hung windows. Commissioner Dana clarified that this condition would ensure appropriate replacements be made in the absence of an appropriate plan from the association.

Commissioner Wagner suggested that the motion be to approve double-hung window replacements in order to start the pattern of double-hung replacement. Chair Laffin noted

that it is an assumption that this building originally had double-hung windows, and stated that the Commission should not make such a requirement without discussion with the association.

Commissioner Trimble noted the possibility for future appeals if casement windows are approved for the current applicant, but not for future applicants. Commissioner Dana noted the difference as being that the current windows are not on a primary elevation and discussed the possible nature of future applications and noted that future replacements on primary elevation will be required to be double-hung.

Ms. Spong noted that the Commission previously approved four casement windows in this particular unit. Ms. Boulware noted that the original staff approval of casement windows made at a time when there was not staff for the Heritage Preservation Commission, and that this mistake should not be repeated.

Commissioner Trout-Oertel made a friendly amendment to include a deadline for the association to submit a letter that states that they recognize and understand that the Commission has made this decision and they are expected to comply. Commissioner Dana accepted the friendly amendment.

Commissioner Dana clarified that the friendly amendment requires that the approval of the permit is conditional on staff receiving acknowledgement from the condominium association that they are aware of the full resolution and resolve by the Commission.

The motion passed 10-1 (Wagner).

B. Streetcar Feasibility Study Recommendations - adopt a resolution providing comment to the Planning Commission. (Boulware, 266-6715) – continued from the December 19, 2013 HPC Meeting

Ms. Boulware read aloud the draft of the Heritage Preservation Commission resolution for the Streetcar Feasibility Study recommendations.

Chair Laffin requested confirmation that acceptance of the resolution needs to happen tonight, or if it can be held over to another meeting; Ms. Boulware responded that a decision should be tonight as the decision will need to be forwarded to the Planning Commission.

Commissioner Riehle stated that he will be abstaining from the vote citing reservations regarding several portions of the presentation previously made by Michelle Beaulieu including that (a) the project is not being perused in conjunction with Metro Transit and (b) the recommendation for streetcar over busses is class and race biased.

Commissioner Trimble noted disagreement with the statement that the Commission supports the project. Ms. Spong clarified that this statement was intended to express support for the continuation to the next phase of the study, not necessarily the project.

Commissioner Hutter Barnes emphasized that this is only a study at this stage. Commissioner Trimble noted that a study usually leads to the implementation of the project, based on his past experience.

Commissioner Lightner moved to support the resolution; Commissioner Hutter Barnes seconded the motion.

The motion passed 10-0 with one abstention (Riehle).

VII. Presentation/Public Comment

A. Lowertown Ballpark, by the Department of Parks and Recreation, for adoption of a resolution regarding the 100% Design Development-level plans. The HPC will also allow for public comment regarding the design development plans (Spong, 266-6714).

Chair Laffin took a count of the members of the public who would like to make comment and suggested a time limit of three minutes per testimony.

Ms. Spong summarized the staff memo and noted that the memo is intended to be the start of a resolution. She outlined the history of the project, discussed design concerns and comments from the State Historic Preservation Office (SHPO), and cited the applicable standards and guidelines. Ms. Spong noted that the Commission does not need to make a motion tonight, but there should be consensus regarding the direction of the resolution

Ms. Spong discussed the design and placement of the ballpark in context with the Lowertown Historic District and the history of the area. She noted six specific elements of the staff approach outlined in the memo:

1. Reinforce the historic street grid.
2. Create signage that will enhance and complement the Historic District.
3. Use public art in ways to connect with Lowertown's character.
4. Reinforce the street wall along Broadway.
5. Consider materials and/or colors of the structures along Broadway that complement those found in Lowertown.
6. Streetscaping along Broadway.

Staff presented historic photos of the area.

Jody Martinez, Julie Snow, and Logan Gerken were present to discuss the project.

Ms. Snow noted that Ms. Spong requested that the design team present changes to the project. She described several design changes, including the decision of the masonry, raw steel, wood, and glass materials. Samples were passed around to the Commission. Ms. Snow described design changes that have been made to the streetscape and street wall on Broadway.

Commissioner Riehle inquired as to the plan for parking at the ballpark; Ms. Snow responded that studies have concluded that there is sufficient parking, but that she does not know where it will be placed.

Commissioner Dana inquired to the design team where they believed to be in the approval process; Mr. Gerken discussed the next steps including appropriate building permits and coordination with various departments.

Commissioner Dana inquired as to if the design team needs to respond to conditions made by SHPO or the Commission; Mr. Gerken replied that they would and noted the application of federal standards, citing Chapter 138 and the Section

106 process.

Commissioner Dana referenced the guidelines relating to the street grid and inquired as to why the Club Terrace needs to be in the sight line of 5th Street; Ms. Snow discussed the geometries of the space that informed the location and noted an intention to keep the area open. Ms. Snow stated that they were encouraged to close the street grid and sight line; Ms. Spong responded that the encouragement was to visually terminate the end of the street, and not necessarily a physical end. Ms. Spong referenced the Greater Lowertown Plan.

Ms. Snow inquired to Commissioner Dana if he would prefer to see the end more open; Commissioner Dana discussed the design and noted that the piece in question does not need to exist. Chair Laffin clarified that the issue is that the element in question cuts the line of sight as opposed to being completely open or completely covered. Ms. Snow discussed the design intention of this element and the intended relationship to the community.

Chair Laffin discussed the color of the materials and noted that they may feel somber and encouraged that there is consideration to lighten the structure. Ms. Snow disagreed with the possible somber feeling and described an intention for a recessive quality.

Chair Laffin inquired as to the design of the roof; Ms. Snow and Mr. Gerken discussed the roof and noted that the intention is for a simple design and the minimal installation of mechanical equipment on the roof. Mr. Gerken noted that mechanical equipment on the roof will be screened from view.

Chair Laffin opened the floor for public comment.

Craig Rafferty, an architect in St. Paul, spoke in support of the design of the ballpark and the location and relationship to Lowertown. Mr. Rafferty noted several design details that he believed to be appropriate for the area.

Andrew Rempke, co-owner of the Black Dog cafe and member of the Ballpark Lowertown Review Committee, spoke in support of the design, but cautiously.

Margot Imdieke Cross, a member of the Lowertown Ballpark Accessibility Advisory Committee, spoke in support of the design and noted the accessibility of the design.

John Mannillo, commercial real estate broker, spoke in disapproval of the project and noted problematic elements of the public process.

Dominic Tallarico read aloud a letter from Larry Russo, the head chef of Heartland restaurant and property owner in Lowertown, in support of the ballpark design. The letter noted design features of the ballpark related to the interior of Heartland and submitted photos.

Julio Fesser, a member of the Lowertown Ballpark Design and Construction Committee, spoke in support of the project and commended the public process.

Tom Erikson spoke in disapproval of the public process for the design.

Jim Golden, owner of Golden's Deli, spoke in support of the project being completed on time.

Bill Hosko, a business owner in St. Paul, passed out a packet of information unsupportive of the ballpark design and process and read aloud portions from previously published material.

Ms. Spong read aloud a letter from James Bury, a resident of Lowertown, in support of the ballpark, but expressed disappointment with the exterior design.

Ms. Spong read aloud a letter from Tim Griffin, an architect and Director of Urban Design for the St. Paul Riverfront Corporation, in support of the ballpark project and design.

Ms. Spong read aloud a letter from Tom Fisher, dean of the University Of Minnesota College Of Design, in support of the design of the ballpark in relation to the historic Lowertown.

Commissioner Riehle inquired as to if there are any more persons who would like to give testimony; no one responded.

Chair Laffin closed the floor for public comment.

Charlene Roise, from Hess, Roise & Company, discussed the process of the design team and the difficulties of incorporating the guidelines in new construction projects.

Commissioner Dana referenced the staff memo and emphasized the impact of the stadium on the historic district, and not the desire to change the design of the ballpark.

Commissioner Riehle inquired as to the profession of Mr. Hosko; Mr. Hosko replied that he is an architectural artist.

Commissioner Wagner discussed No. 1-3 of the staff approach and noted how they reinforce the project, and discussed the impact of No. 4.

Chair Laffin reiterated Commissioner Wagner's statement emphasizing the street grid as the most important element of the Lowertown Historic District after building height and massing. Commissioner Trout-Oertel built on this point and discussed the deficiencies of the edge of the ballpark of Broadway and the exterior material choices. She also commended the interior material choices.

Commissioner Riehle requested clarification on No. 4 of the staff report; Ms. Spong responded that this is meant to reinforce the edge of the street, but not necessarily a physical wall and referenced the applicable guideline. Commissioner Riehle requested clarification that Ms. Spong intended the statement to reinforce the street edge aesthetically and not structurally; Ms. Spong responded that there are many ways to accomplish the street edge and noted that the project is a park, but many of the buildings are placed along Broadway.

Chair Laffin related the discussion of the street edge to a previous discussion had on 6th Street and the alignment of the buildings on the street and noted the design

possibilities of creating the street edge without a literal edge. Commissioner Ferguson discussed the termination of 5th Street in reference to the reinforcement of the street edge and noted that the design should have a visual end to 5th Street, but also be open to the bluff. He noted the problematic elements of the term “reinforcing”.

Commissioner Hill requested confirmation from staff that the next step of the project is to wait for the SHPO letter; Ms. Spong responded that the letter is one part and added that staff will bring a draft resolution to the Commission in two weeks that will be sent to the Mayor’s office, City Council, and SHPO after it is adopted by the Commission. Commissioner Hill emphasized that the resolution should be about the relationship and impact to the Lowertown Historic District, and not the design. He added that the language should include positive impacts to the district.

Commissioner Wagner referenced No. 4 of the staff report and noted that the word “wall” is problematic and encouraged the use of the word “boundary” and discussed how that would impact the interpretation of the resolution. He continued to discuss No. 5 regarding the masonry in the Lowertown Historic District and how the new masonry on the ballpark should complement the district.

Commissioner Lightner stated concern with the stair tower shown in the design of the ballpark and discussed possible mitigation techniques for the blank walls. Chair Laffin suggested that this concern could be a possible No. 7 of the staff report and relate to massing.

Ms. Spong noted that a previous plan for the area noted that the primary functions of a new building at the ballpark site should be along Broadway and how this impacts the street wall. Commissioner Ferguson reiterated the significant contribution of this street wall on Broadway.

Commissioner Ferguson referenced item No. 5 of the staff report and suggested that the word “complement” be replaced with the word “compatible” and discussed the reason for this replacement.

Commissioner Trimble referenced item No. 5 of the staff report and suggested incorporating language regarding exterior material choices that complement the exterior of the buildings in the Lowertown Historic District. Ms. Spong noted that the relationship of the exteriors has been referenced in the memo.

VIII. New Business

A. Nominate 2014 Awards Jury for the annual Saint Paul Heritage Preservation Awards

Chair Laffin called for nominations for a 2014 Awards Jury; Commissioner Hutter Barnes, Commissioner Dana, Chair Laffin, and Commissioner Wagner volunteered.

Ms. Spong discussed several changes to the structure of the awards ceremony and the increased collaboration with AIA St. Paul. A discussion was had regarding possible venue options for the awards ceremony.

B. Dayton's Building Discussion

Chair Laffin opened the discussion to consider possibilities for the now vacant building.

Commissioner Trimble suggested a use similar to the Midtown Global Market in Minneapolis. Chair Laffin referenced other adaptive reuse projects of retail to market spaces.

Commissioner Dana emphasized the importance of adaptive reuse and the Commission's role in encouraging reuse over razing.

Commissioner Riehle discussed the lack of retail in downtown St. Paul and the possible use of this building for additional retail.

Commissioner Hill inquired as to if there has been communication from the Mayor's office regarding this property; Ms. Spong referenced newspaper articles that were previously published stating that the Mayor's office plans to wait for the right project. Ms. Boulware noted the impact of the light rail located adjacent to the building and discussed the ongoing maintenance of the building.

Commissioner Hill inquired to staff if they plan to pursue grants for potential studies or designation; Ms. Spong responded that this building was previously determined to be a contributing building in a potential district for the National Register of Historic Places. Commissioner Hill inquired as to if the Commission can help to move a designation forward; Ms. Spong responded that the Commission could make a recommendation.

Commissioner Wagner noted that caution be taken in designating the building in reference to establishing guidelines for development. Commissioner Dana noted possible concern from the Mayor's office regarding possible designation. He referenced the process of Island Station and suggested that a study should be completed in conjunction with the Port Authority for reuse possibilities.

Commissioner Trimble suggested that the space could be an art gallery with a visitor's center for the Minnesota Museum of American Art. Ms. Spong noted that the Minnesota Museum of American Art already has a new space in the Pioneer building.

Chair Laffin suggested that the AIA host a design charrette for the building. Ms. Spong noted that they have already completed one for this building.

Ms. Boulware discussed the relationship of the vacant lot across Wabasha to the development of the building.

Commissioner Riehle discussed difficulties and possibilities of developing the building. Commissioner Ferguson discussed additional design options for adapting the building to incorporate light.

Commissioner Lightner, Commissioner Trout-Oertel, and Commissioner Hutter Barnes left the meeting.

Ms. Spong referenced previous adaptive reuse projects in Lowertown that have utilized a light court.

Commissioner Wagner suggested that the Commission should be cautious in designating buildings of this nature. He stated a preference for adaptive reuse and suggested that the Commission recommend in a resolution that the building be adaptively reused.

Commissioner Justin inquired as to what criteria the building is eligible under; Ms. Spong responded that it is likely architecture, but may also be social in context of the potential Urban Renewal Historic District and referenced the 2008 study that has previously been completed. Commissioner Justin suggested that the building may be eligible under broad patterns; Ms. Spong responded that it could be in context with the development that happened in the downtown core at that time.

Ms. Spong discussed the federal process for the demolition of the bank building at the Central Station, which had been determined to be a contributing building to the potential National Register district, to mitigate the adverse affect by the loss of the building redevelopment design guidelines need to be created for the block. She added that these guidelines will incorporate both modern and earlier buildings and will be adopted into the Central Station Area Plan. Ms. Spong discussed additional mitigation implemented to complete designation forms for potential districts and buildings along the Green Line from which the potential Urban Renewal district was excluded.

Commissioner Dana suggested that the Commission has addressed enough concerns to communicate to the Port Authority and suggested that the Commission request that staff prepare a draft resolution to present at the next meeting for the Commission to accept.

Chair Laffin agreed and asked if staff would be willing to take this on; Ms. Spong replied that they would.

IX. Annual Meeting

A. ~~Draft Annual Report and permit statistics~~

B. Election of officers for 2014 (Nominating Committee: Laffin, Hill, Lightner, Bezat, Wagner)

Chair Laffin announced that Commissioner Hill and Commissioner Wagner stepped down from the Nominating Committee so that they could be considered for nomination.

Chair Laffin put forth the following slate for officers: Commissioner Dana as Chair, Commissioner Hill as Vice Chair, Commissioner Hutter Barnes as Secretary, and Commissioner Wagner as an Executive Committee Member. There were no additional nominations.

The motion to approve the new slate of officers was made and passed 6-0.

C. ~~2014 HPC Work Plan~~

X. Adjourn 8:20pm

Submitted by R.Cohn