

# CITY OF SAINT PAUL HERITAGE PRESERVATION COMMISSION STAFF REPORT

**FILE NAME:** 2260 Summit Avenue (University of ST. Thomas)

**APPLICANT:** Greg Fenton, BWBR

**DATE OF PER APPLICATION:** August 23, 2021

**HPC DISTRICT:** Summit Avenue West Preservation District

**PERIOD OF SIGNIFICANCE:** 1885-1938

**CATEGORY:** Vacant Lot

**WARD:** 4

**DISTRICT COUNCIL:** 14

**CLASSIFICATION:** New Construction-Preapplication

**STAFF:** George Gause

**A. SITE DESCRIPTION:**

The site is currently vacant.

**B. BACKGROUND**

The University of St. Thomas proposes to construct a new science and arts educational facility on the Saint Paul campus. Location is on the 'south campus' south of Summit Avenue and west of Cretin Avenue. Building size is approximately 130,000 GSF. Construction is desired to begin in Spring 2022 pending a successful fundraising campaign. The structure has been designed so that variances will not be required. Exterior building materials will be consistent with materials in place at the adjacent St. Thomas O'Shaughnessy and Owens Science Halls.

**C. HPC PRE-APPLICATION:**

The HPC pre-application meeting was held June 14, 2021. The meeting recording is available on the City of Saint Paul YouTube site, under the playlists tab-HPC.

Commissioner Comments

*Building 'fits' with the campus*

*Is the Kasota stone available?*

**D. PROPOSED WORK:**

A new, educational facility is proposed for the vacant lot.

Height	75'	Siding Material	Kasota Stone
Width	245' 2"	Window Material	Commercial (low-e)
Sq. Ft.	130,000	Roofing Material	Clay Tile

**1. Does the project conform with Saint Paul Legislative Code Chapter 74 standards?**

The design does meet the Legislative Code Chapter 74 standards. The new building will correspond with other adjacent structures on the campus. The structure will maintain the harmony and continuity of the campus.

***Summit Avenue West Heritage Preservation District Legislative Code Sec. 74-35-39.***

PRESERVATION PROGRAM CITATIONS	COMMENTS:
<b>§74.37 New Construction Guidelines</b>	
<i>(a) General Principles: These guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation and quality design while maintaining the harmony and continuity.</i>	The design is distinguishable as new, modern design, while addressing the established continuity. The structure will relate to other university structures

<i>(b) Massing and Scale: New construction should conform to the massing, volume, height, facade proportions and scale of existing surrounding</i>	The structure is compatible with other surrounding structures.
<i>(c) Materials and Details: (3) The materials and details of new college buildings should relate to the materials and details of nearby contributing college buildings. The College of St. Thomas presents cream-colored Kasota stone buildings to the Summit Avenue streetscape.</i>	Materials will correspond to buildings on the campus.
<i>(d) Building Elements: (1) Roofs. The skyline or profile of new construction should relate to the predominant roof shape of existing nearby buildings.</i>	Roofline will correspond to buildings on the campus.
<i>(d) Building Elements: (2) Windows and doors. The proportion, size, rhythm and detailing of windows and doors should be compatible with that of existing nearby buildings.</i>	Windows will be will correspond to buildings on the campus. Low-e has been previously allowed on new construction and conforms to the City's sustainability goals.

**2. Was the public informed about the HPC application and was there any participation?**

Notice letters were sent out to property owners within 100' of the project property on August 9, 2021 which gave a description and a map location of the project. Notice, staff report and proposed plans were posted on the City website and sent out through the Saint Paul Early Notification System (ENS) on August 3, 2021.

**3. Does the Project adversely affect the Program for Preservation and architectural control under Code Section 73.06(e)?**

No. The design does conform to the legislative code standards. Materials conform to what is found on the campus. The building elements, mass & scale, and fenestration all conform to the campus and the guidelines.



Proposed Design

- Continued -

**E. STAFF RECOMMENDATION**

Based on the draft resolution findings and 6 conditions, staff recommends approval of construction of a new science and arts educational facility at the University of Saint Thomas.

**F. SUGGESTED MOTION:**

I move to adopt the draft resolution which approves construction of the new science and arts educational facility on the University of Saint Thomas; Saint Paul campus as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

Motion Change

If the HPC decides to deny the application, then draft finding #2 will need to be changed, further findings explaining the denial added and conditions #1-6 eliminated from the resolution.

- End -