

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

ADDRESS: 15 Kellogg Boulevard West (corner of Kellogg & Wabasha)
APPLICANT: Marjorie Pitz
DATE OF APPLICATION REVIEW: May 18, 2020
HPC DISTRICT: Individual Heritage Preservation Site
PERIOD OF SIGNIFICANCE: 1930-32
CATEGORY: Site Improvement **WARDS:** 2 **DISTRICT COUNCIL:** 17
STAFF INVESTIGATION AND REPORT: George Gause

A. SITE DESCRIPTION:

Built between 1930 and 1932 under architects Holabird and Root of Chicago, and Ellerbe and Company of Saint Paul. The 20-story City Hall was built in the American Perpendicular style from Indiana limestone and Wisconsin Rosetta black granite. A three-story base steps back to the central tower accentuated by thin vertical lines of dark windows and connecting spandrels, which give the building a soaring appearance. A series of reliefs by New York sculptor Lee Lawrie highlights the main entrances.

B. BACKGROUND:

Larry D. Cohen, the only person in Saint Paul's history to serve as Mayor, Chairman of the Ramsey County Board and Chief Judge of the Ramsey County District Court. He passed away in 2016.

C. PROPOSED PROJECT:

The project will memorialize Larry D. Cohen. Project location is the City Hall plaza, at Kellogg Boulevard and Wabasha Street, overlooking the Mississippi River. The plaza has an original flagpole. Two black granite planters were added to the plaza, pavement was replaced and the star pattern around the flagpole were all installed in 1991. "*Circle of Doves and Light*" is a concept that embraces visitors with welcoming curves, and sparkling light. A circle of plants around the flagpole and the pergola of lights create greater intimacy of scale in the plaza. Changes to the plaza area includes vertical stainless steel posts, alteration of the raised planting area and installation of a memorial sculpture. Chairs will be installed around the plaza. Stainless steel plaques will be placed in the plaza pavement that symbolize the 17 districts in the City.

D. STAFF COMMENTS:

Other than the flagpole, the plaza has been changed several times during the history of the building. The plaza would not be considered a contributing design to the structure. The alterations would not attach to the structure or cause an adverse effect to the building. The HPC does not have the authority to review the public art beyond possible affects to the structure.

E. PRESERVATION PROGRAM CITATIONS AND PRELIMINARY FINDINGS:

Secretary of the Interiors Standards for Rehabilitation

STANDARDS	MEETS?	COMMENTS:
<p><i>9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</i></p>	<p style="text-align: center;">Yes</p>	<p>The plaza design will not alter any historic materials.</p>
<p><i>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p>	<p style="text-align: center;">Yes</p>	<p>The plaza could be removed in the future with no effect to the structure.</p>

F. STAFF RECOMMENDATIONS

Based on the draft resolution findings and 4 conditions, staff recommends approval of the installation of a public art concept on the grounds of City Hall at 15 Kellogg Boulevard West

G. SUGGESTED MOTION:

I move to adopt the draft resolution which approves the installation of a public art concept on the grounds of City Hall at 15 Kellogg Boulevard West as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report.

- End -

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION**

ADDRESS: 15 Kellogg West

DATE: May 18, 2020

Memorializing the Saint Paul Heritage Preservation Commission's May 18, 2020 decision approving the installation of a public art concept on the grounds of City Hall at 15 Kellogg Boulevard West.

1. Pursuant to Sec. 73.05 of the Legislative Code, Saint Paul and Ramsey County City Hall has been designated a Heritage Preservation Site. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The installation of a public art concept on the grounds of City Hall at 15 Kellogg Boulevard West will not adversely affect the Program for the Preservation and architectural control [**§73.06(e)**] so long as the conditions are met.

NOW, THEREFORE, BE IT RESOLVED, the Heritage Preservation Commission approves the installation of a public art concept on the grounds of City Hall at 15 Kellogg Boulevard West, subject to the following conditions:

1. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
2. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
3. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This approval does not constitute or recommend a hardship for purposes of zoning review.
4. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

MOVED BY:

SECONDED BY:

IN FAVOR

AGAINST

ABSTAIN

Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements and does not constitute approval for tax credits.

UPDATE FOR THE COHEN PROJECT AT ST. PAUL CITY HALL PLAZA

The HPC last received information about the Cohen Memorial Project when multiple concepts were being considered in December, 2019. We promised to keep you informed.

A milestone was reached when the concept “Circle of Doves and Light” was selected.

This document lays out decisions that have been made since then, and shares the project status through Schematic Design.

Some review and context supports understanding of the Schematic Design.



COHEN PROJECT AT ST. PAUL CITY HALL PLAZA

The project will memorialize Larry Cohen with a welcoming space that emulates his values of equity and inclusion.

Larry Cohen was:

- Ramsey County Commissioner
- Mayor of St. Paul
- Chief Judge of Ramsey County District Court.

Project location is the City Hall plaza, at Kellogg Blvd. and Wabasha Street, overlooking the river.

Funds for the project are from the City, the County, and private donations.

Bremer Foundation is the largest contributor.

The plaza will be activated to encourage gathering, and to enliven our downtown.



PHASES COMPLETED PRIOR TO 2020:

- Fundraising was completed.
- Forecast Public Art was hired to define goals and guide artist selection.
- Marjorie Pitz was hired as landscape architect and artist.
- Cohen's colleagues were interviewed.
- Plaza conditions were analyzed.
- Three concepts were developed: "You Are Welcome", "Solar Radiance", and "Circle of Doves and Light".
- Concepts were shared with HPC and SHPO prior to releasing them for public review.



PHASES COMPLETED IN 2020, TO DATE:

- Public Input was solicited by:
 - Displays in City Hall and Landmark Center;
 - Facebook; public presentations; news stories;
 - Survey Monkey.
- The final concept-- “Circle of Doves and Light” was approved.
- Schematic Design is completed.

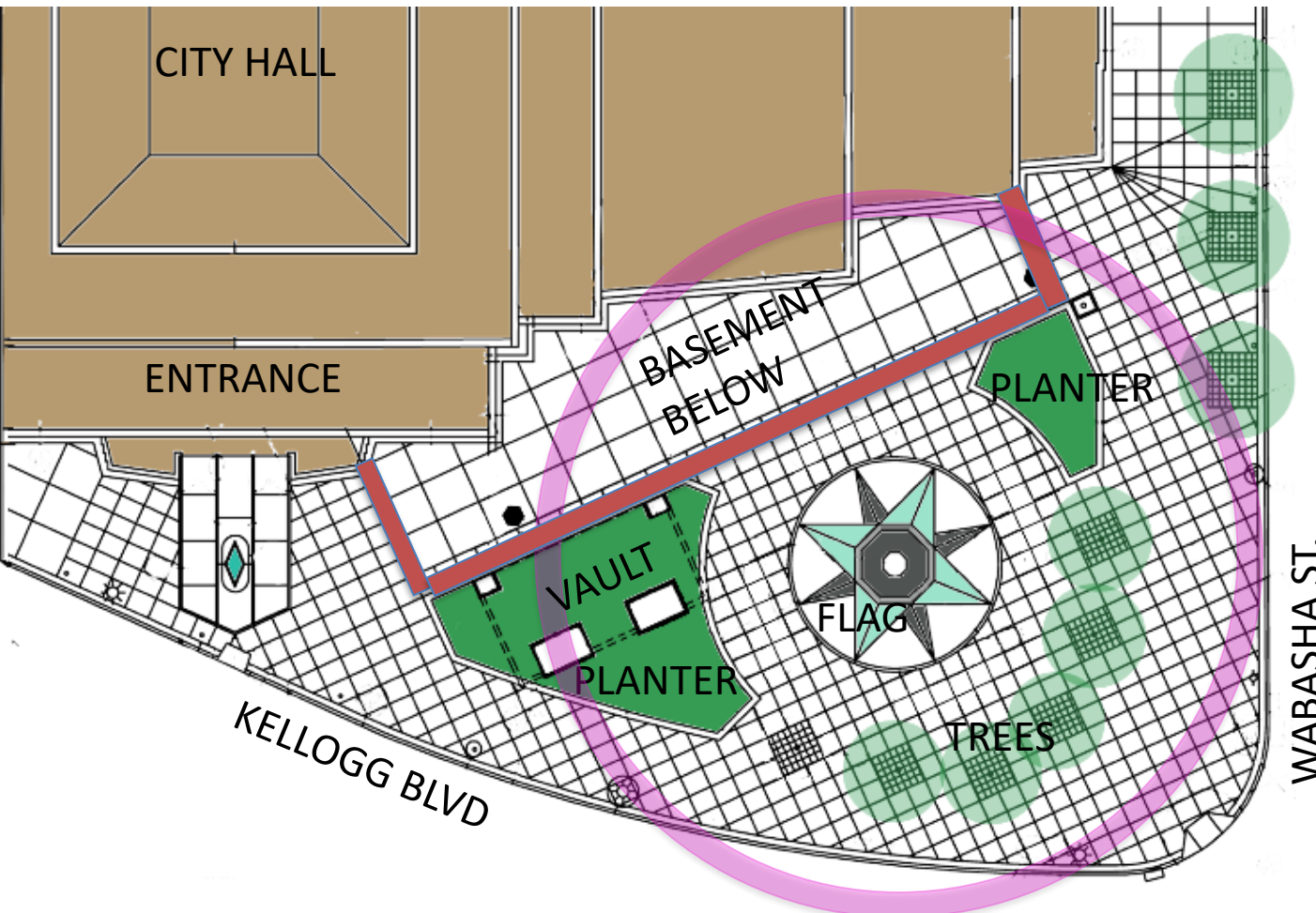
This is a good time to share the proposed design with the St. Paul Heritage Preservation Commission.



EXISTING PLAZA

The plaza has an original 100' tall art deco flagpole that once sat in a lawn.

In 1991, the lawn was removed. Two black granite planters were added to the plaza, and all pavements were replaced. The planters circle the flagpole, along with trees.



The star pattern around the flagpole dates from 1991.

An underground basement extends under the plaza, and an electrical vault is below a planter.

Trees were added in 1991.

EXISTING BLACK GRANITE PLANTERS:

The existing planters will remain. Broken and chipped panels will be replaced.

The planters serve a purpose to block terrorist attack.

The costs to eliminate and replace the planters were too high, partly due to the underground electrical vault below this large planter.

Pavements around City Hall are decayed, and will be replaced in the next year or two.



CIRCLE OF DOVES AND LIGHT CONCEPT

This concept received the most votes through public input, and also received the most votes from the community advisory committee.

Circle of Doves and Light embraces visitors with welcoming curves, and sparkling light.

Cohen worked for equity, peace and enlightenment in our community.

Doves symbolize peace. Circles symbolize inclusion and equity of all.

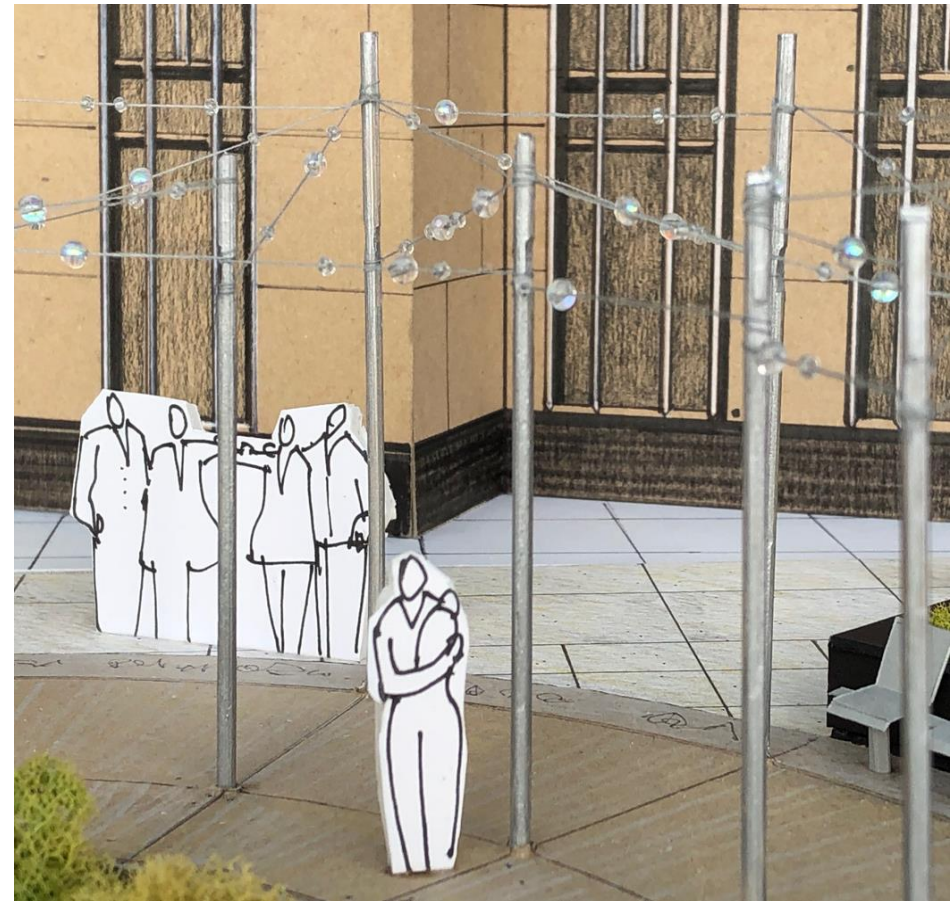
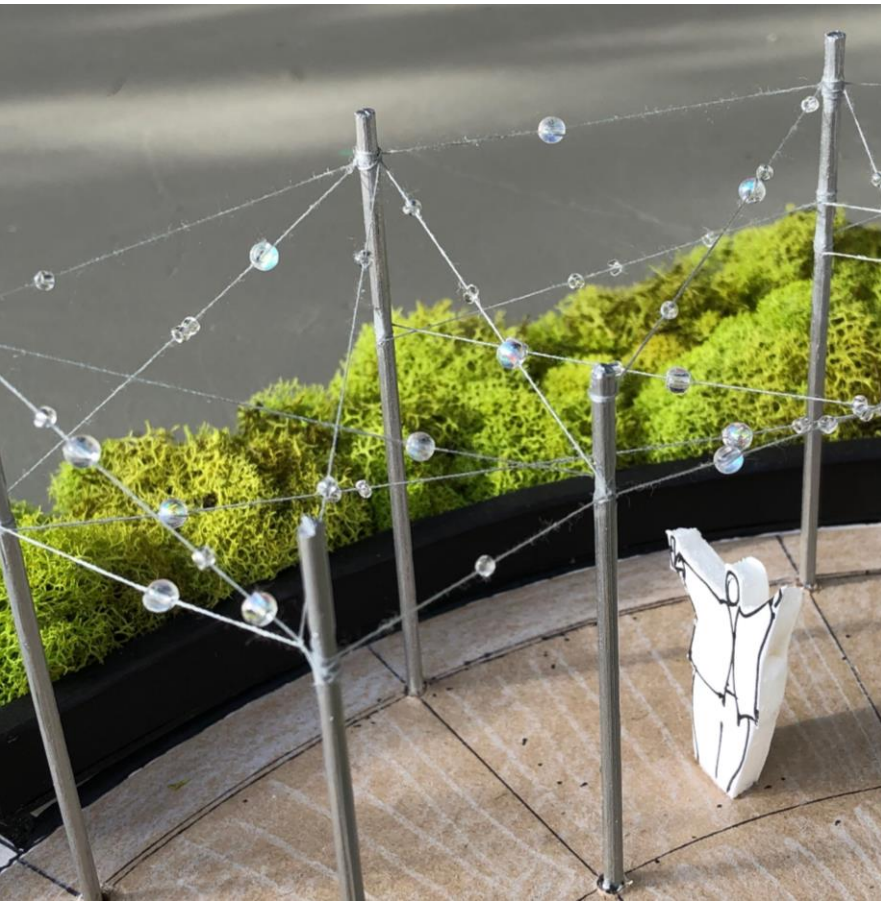
A circle of plants around the flagpole and the Pergola of Light create greater intimacy of scale in the plaza.



CIRCLE OF DOVES AND LIGHT CONCEPT

Abstract doves on cables (represented here by beads on string) gleam and sparkle, drawing your eyes up.

Vertical stainless steel posts recall the gleaming mullions of City Hall's Art Deco facade.



CIRCLE OF DOVES AND LIGHT CONCEPT

Larry Cohen welcomed refugees and immigrants by building systems to assist them. He believed St. Paul benefited from diversity.

The flag symbolizes freedom—the goal of many new citizens. To emphasize the flag, the pavement design will radiate from it, in respect.

Circular bands will emphasize unity and inclusion.

Curves in the existing planters are reinforced by concentric rings of planting, curbing, pavement, and the pergola.



CIRCLE OF DOVES AND LIGHT CONCEPT

The large planter will have a circular niche carved out of it.

This reduces the mass of this planter, and provides a place for intimate seating.

The arc reinforces the circle theme, echoing the arc of the Pergola of Light.

The niche fits between 4 grates that ventilate the electrical vault below. The circle helps to reconcile the geometry of the grates, which have an odd relationship to the planter.



CIRCLE OF DOVES AND LIGHT CONCEPT

The Cohen memorial Sculpture is located at the radius point of the new circular niche. Informational plaques about Judge Cohen are located here, in addition to seating.



CIRCLE OF DOVES AND LIGHT CONCEPT

The Cohen Memorial Sculpture symbolizes a welcoming hand raised in greeting, as well as a dove. A cast glass window fills the center circle, and is illuminated day and night. The window will have a bas relief pattern of wings in flight.



CIRCLE OF DOVES AND LIGHT

Notice how the space along the building façade steps in and out.

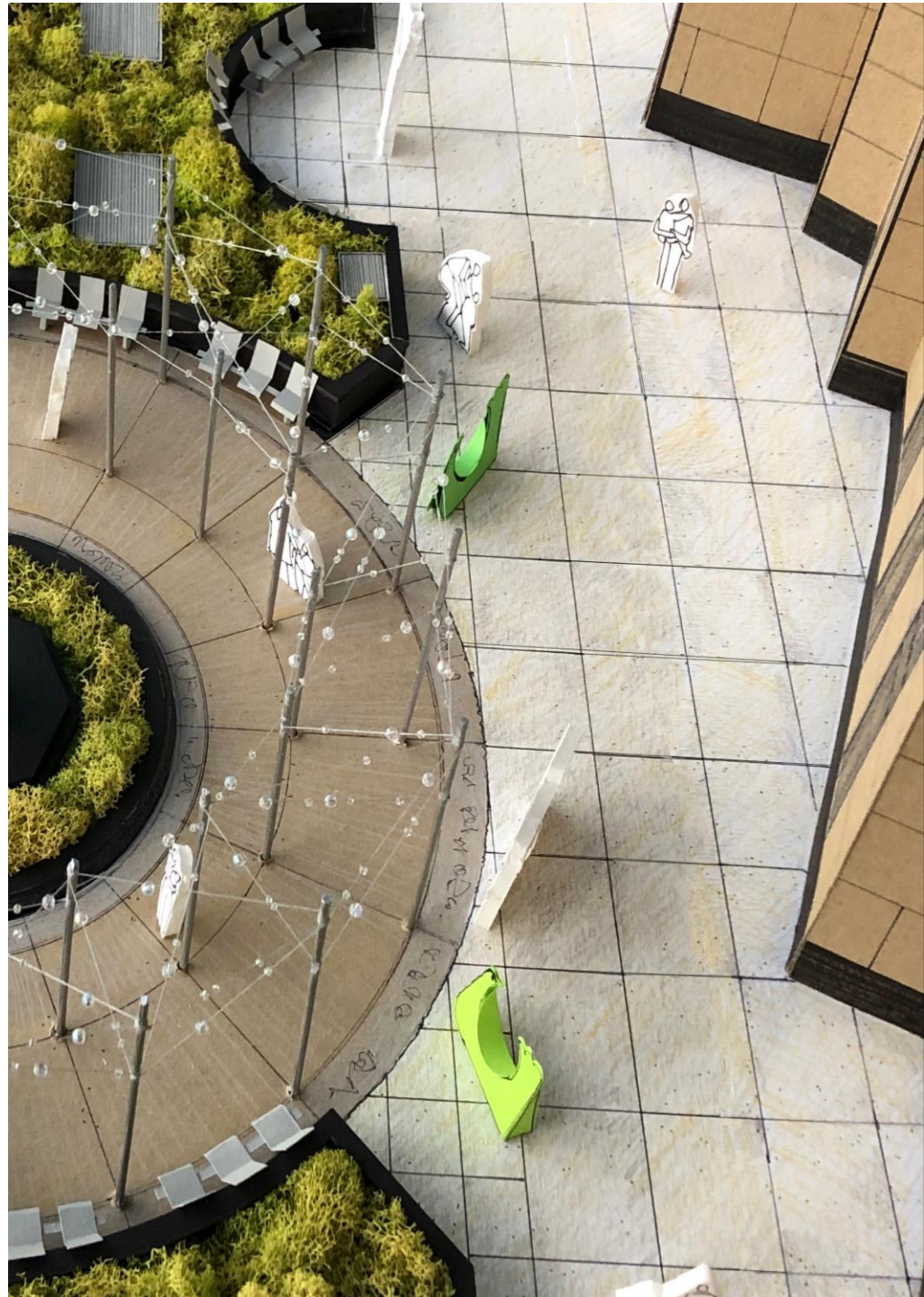
The new planter niche occurs where the building protrudes most noticeably.

The Memorial sculpture ties into the basement wall for structural support.

A corridor still exists for trucks to drive along the building's edge.

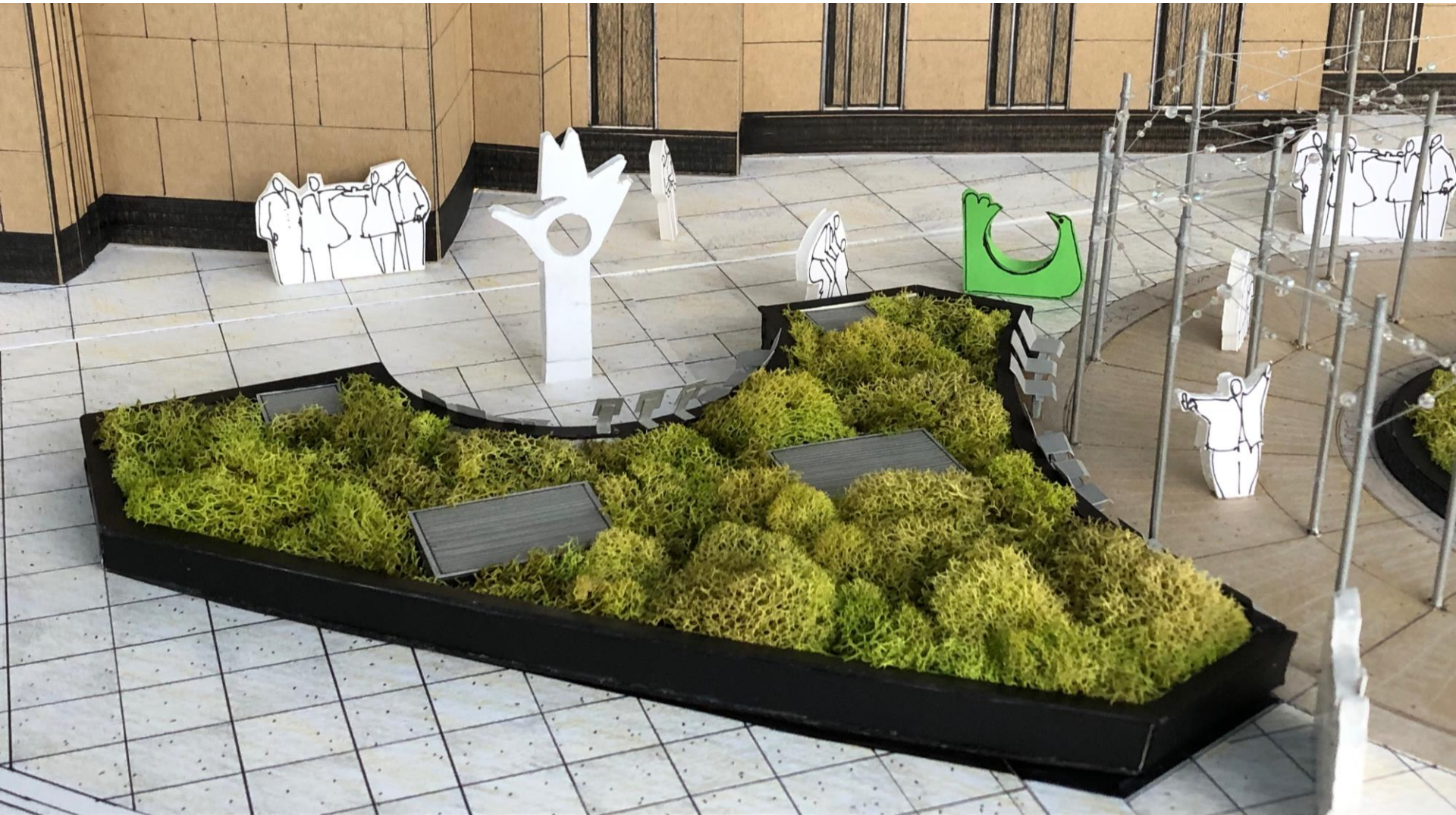
No site features rest upon the roof of the basement ceiling roof deck.

The angularity of City Hall façade is contrasted by circular arcs.



CIRCLE OF DOVES AND LIGHT CONCEPT

There are numerous arcs within the plaza that unify the circular theme.



CIRCLE OF DOVES AND LIGHT CONCEPT

The mission of this project is to make City Hall more welcoming and inclusive, and to create a civic destination at this important location.

Dove seats are proposed for the plaza to offer a friendly, engaging seating component.

Five dove seats will populate the plaza and circle the flagpole.

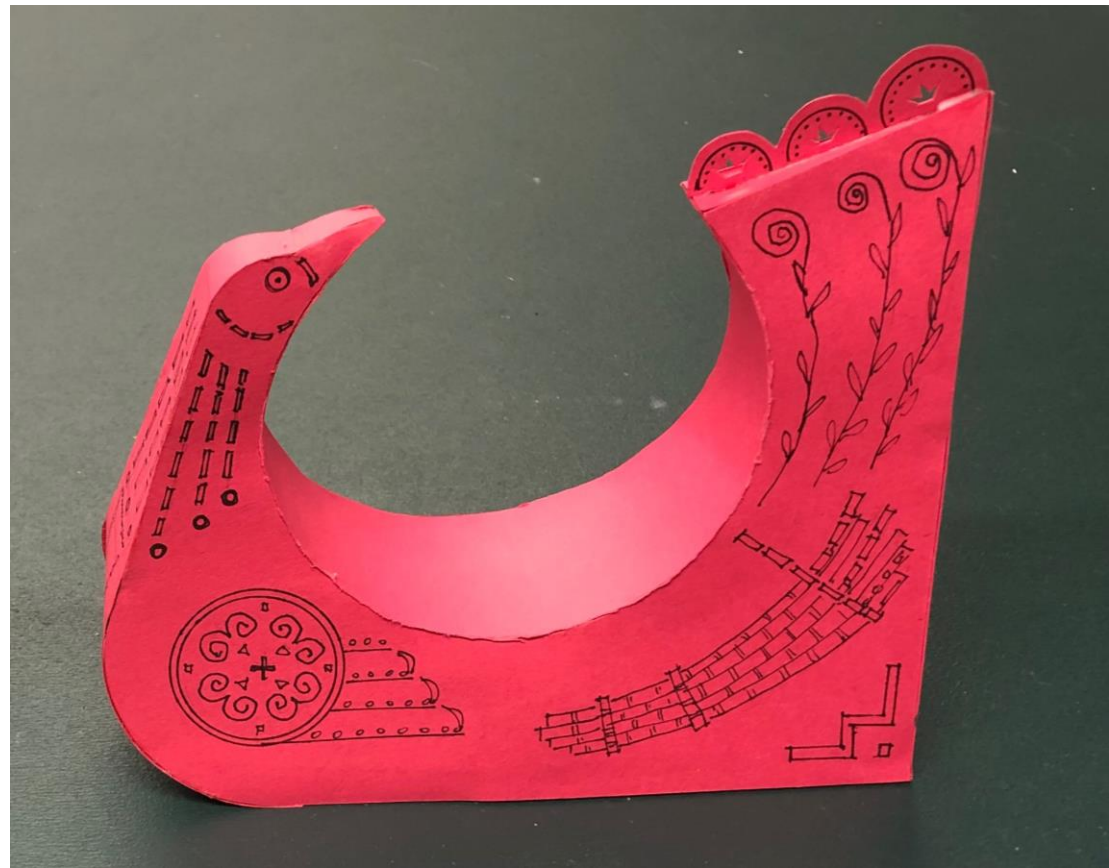
Visitors can sit side saddle, or lean their back against the circle and put their feet up to feel enclosed.



CIRCLE OF DOVES AND LIGHT CONCEPT

The Dove Chair and the Cohen Memorial Sculpture share similar geometries.

Both elements will emit light at night. The dove chairs will have perforated designs that turn them into lanterns at night.



CIRCLE OF DOVES AND LIGHT CONCEPT

Here is an example-- “Brilliance” by Creative Machines-- that shows how light emerges from perforations to cast color onto the plaza floor.

You can see that type and symbols can be cut into the steel to create meaningful stories.



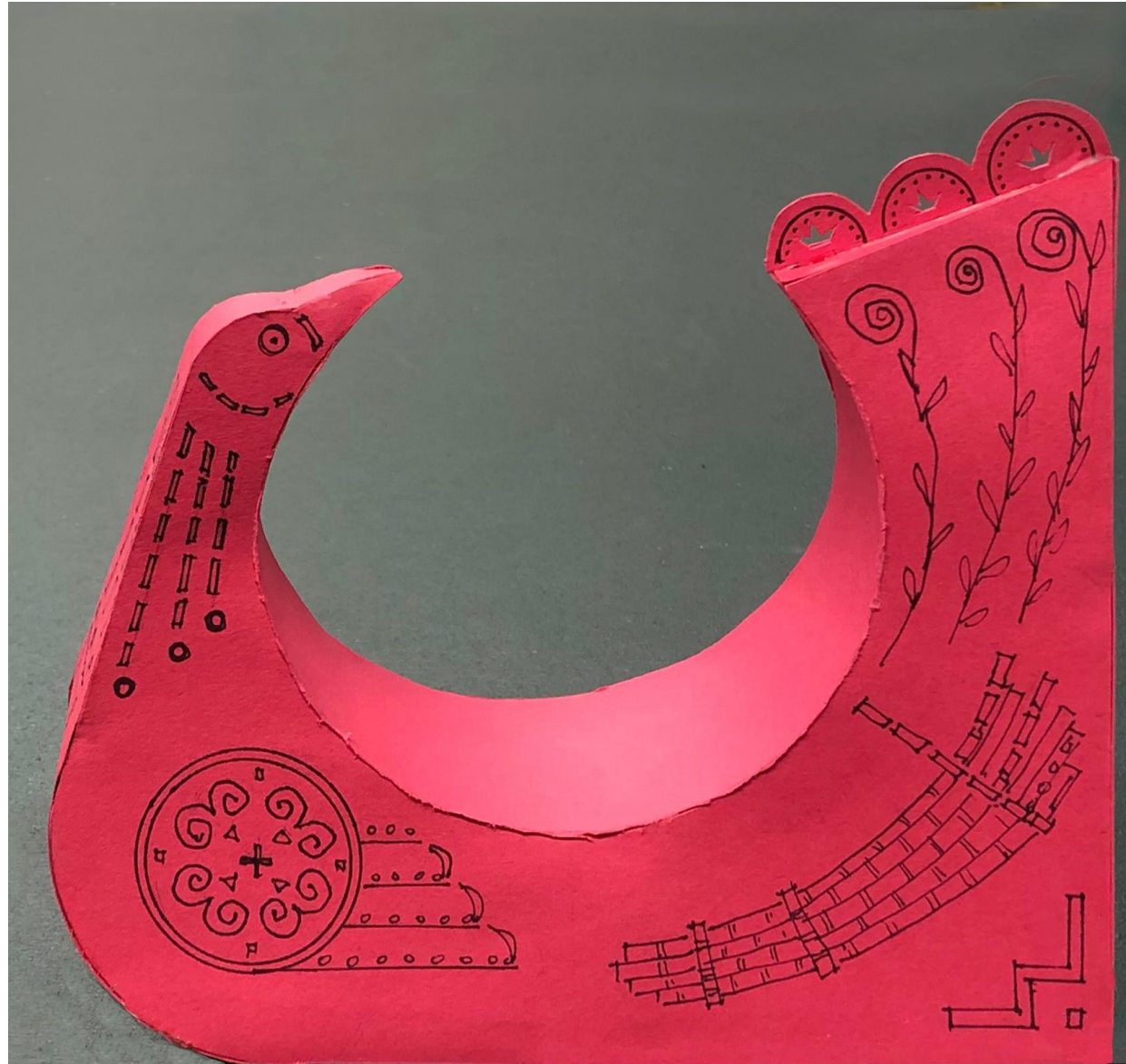
CIRCLE OF DOVES AND LIGHT CONCEPT

The Dove Chairs will have cultural stories upon their bodies.

Artists from diverse cultures will create designs their people recognize.

These designs will help all people to feel they belong in our city.

For example, the Hmong queeg (musical instrument) depicted on this bird will help welcome Hmong people.

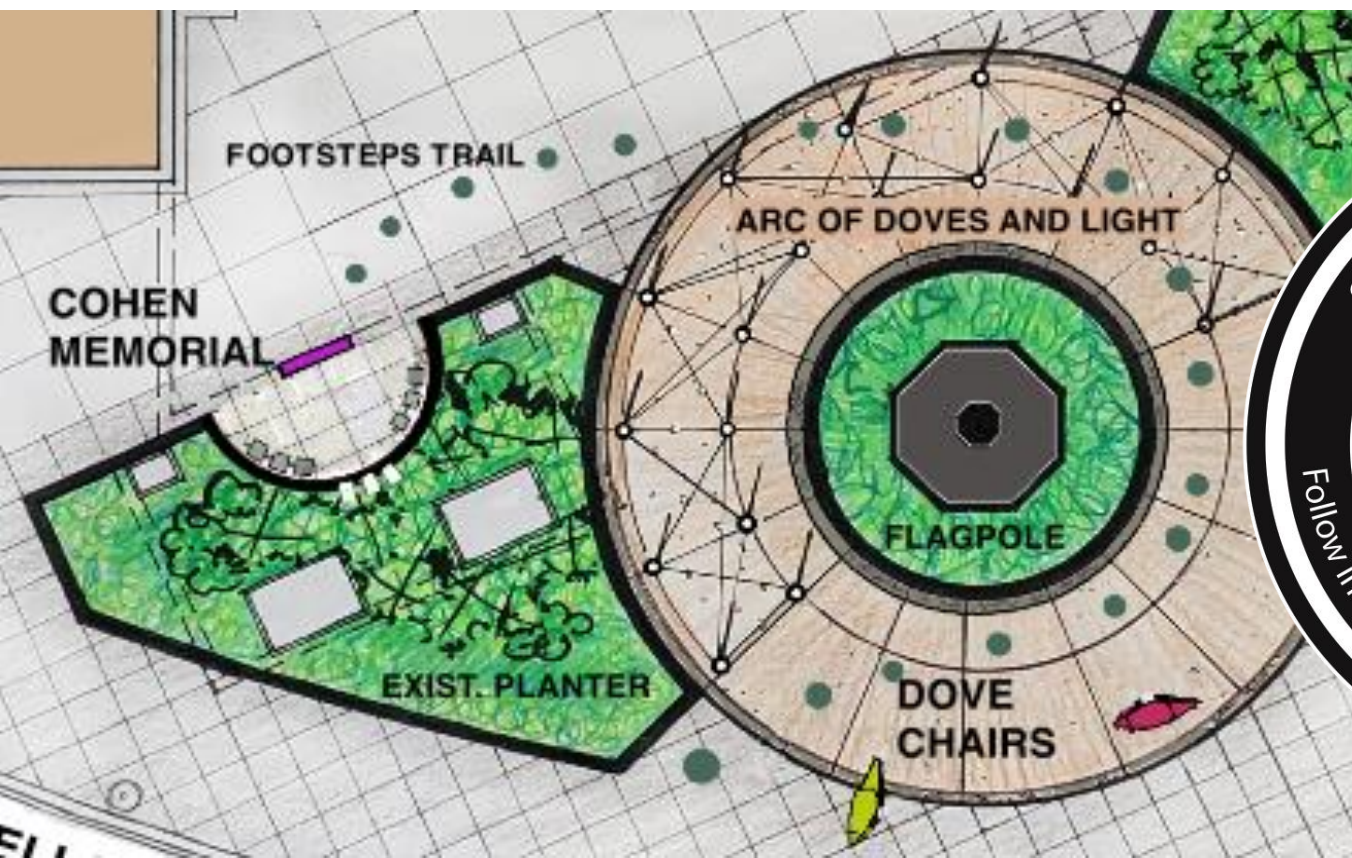


FOOTSTEPS JOURNEY

Circular plaques embedded into the plaza pavement contain phrases that capture Cohen's ethical approach to life.

An "origin" podium will explain the footstep journey that leads to the Cohen Memorial.

17 stainless steel plaques symbolize the 17 districts in the City of St. Paul.



PROPOSED PLAZA SEATING

In addition to the Dove Chairs, traditional seating will be provided that has backs and arms to serve all people.

Seating will be located next to the planters, on the inside curves.

The type of seating that works best are seats mounted to a rail that can be custom formed to fit the desired curve.

There are several fabricators and styles to choose from. The decision will be made during Design Development.



CIRCLE OF DOVES AND LIGHT CONCEPT

This concludes the Schematic Design Update for the Cohen Memorial Project at St. Paul City Hall Plaza.

