

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

FILE NAME: 1225 Estabrook Drive/1325 Aida Place
DATE OF APPLICATION: August 22, 2014
APPLICANT: Brett Hussong, City of Saint Paul Parks and Recreation
OWNER: City of Saint Paul – Parks and Recreation
DATE OF PUBLIC HEARING: May 26, 2016
HPC SITE/DISTRICT: Como Conservatory/Marjorie McNeely Conservatory
CATEGORY: pivotal
CLASSIFICATION: building permit
STAFF INVESTIGATION AND REPORT: Amy Spong
DATE: May 23, 2016

- A. SITE DESCRIPTION:** The Como Conservatory at 1325 Aida Place is an English Victorian style conservatory fashioned after the Palm House at Kew, England. Built in 1915, the structure was designed by Frederick Nussbaumer, who served as Saint Paul's Park Superintendent for 33 years. The conservatory is a designated heritage preservation site and is listed on the National Register of Historic Places. The City obtained Windsor Faricy Architects to fully restore and upgrade the Conservatory in the late 80's early 90's for a cost of \$15 million. In 2003, a large visitor center was constructed and designed by HGA Architects and then in 2009 a smaller addition and plaza was constructed to the NE corner of the Conservatory to house the Japanese Garden, and designed by Lunning Wende Associates. The HPC reviewed and approved both additions including the informal landscaping to the north wing of the building. The Park itself is not listed on the National Register or locally designated as a Heritage Preservation Site, however upon the request by several organizations, including the HPC; the 106 Group completed a historical evaluation of Como Park for the City in 1996. That report is referenced for this review.
- B. PROPOSED CHANGES:** The applicant is proposing changes to the grounds, south of the Conservatory and Visitor Center buildings. This proposal is Phase II of the Como Campus Transportation Improvements project which will improve the Como Park Zoo & Conservatory Visitor Center Forecourt. The project consists of two new gardens: 1) Circle Garden and 2) Minnesota Garden, and will include amenities such as seating, native plantings, pre-cast concrete planters, new access stairs and ramp, and a central public art piece (not yet designed). The gardens will serve as a primary pedestrian entry, and a secondary vehicle drop-off.
- C. BACKGROUND:** Both phases of this project were envisioned as part of the 1996 Como Park Master Plan and the 2003 Como Campus Master Plan. It appears the HPC never formally reviewed and commented on either master plan after a search of HPC files.

The HPC conducted a public hearing on September 11, 2014 and conditionally approved the construction of the Centennial Garden which borders the Conservatory and Visitor Center mostly behind the south wing of the Conservatory. At the same meeting, the HPC conducted a Pre-Application Review on additional elements which didn't yet have funding. The Circle Garden and English Garden (now Minnesota Garden) were reviewed and commented on at that time, in addition to a pergola structure and children's garden. The action minutes from the meeting are included as an attachment. There is no pergola structure or children's garden proposed as part of this application and the English Garden is now being called the Minnesota Garden.

D. GUIDELINE CITATIONS:

Preservation Plan for the Como Conservatory

It appears a plan was not adopted for the Conservatory when designated.

SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. ***Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***
4. ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***
10. ***New additions and adjacent or related new construction shall 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.***

The Secretary of the Interior's Standards for Rehabilitation

Building Site

Recommended:

- Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.*
- Retaining the historic relationship between buildings, landscape features, and open space.*
- Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation wall; drain toward the building; nor erode the historic landscape.*
- Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying unknown archeological materials.*

- Surveying areas where major terrain alteration is likely to impact important archeological sites.*
- Protecting, e.g. preserving in place known archeological material whenever possible.*
- Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.*
- Protecting the building and other features of the site against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.*
- Providing continued protection of masonry, wood, and architectural metals which comprise building and site features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and continued protection and maintenance of landscape features, including plant material.*
- Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.*
- Repairing features of buildings and the site by reinforcing the historic materials. Repair will also generally include replacement in kind - with a compatible substitute material - of those extensively deteriorated or missing parts of features where there are surviving prototypes such as fencing and paving.*
- Replacing in kind an entire feature of the building or site that is too deteriorated to repair-if the overall form and detailing are still evident-using the physical evidence to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.*

Alterations/Additions for the New Use

- Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.*
- Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.*
- Removing nonsignificant buildings, additions, or site features which detract from the historic character of the site.*

Not Recommended:

- Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that , as a result, the character is diminished.*
- Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.*
- Removing or relocating historic buildings on a site or in a complex of related historic structures - such as a mill complex or farm - thus diminishing the historic character of the site or complex.*
- Moving buildings onto the site, thus creating a false historical appearance.*

- Lowering the grade level adjacent to a building to permit development of a formerly below-grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.
- Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.
- Introducing heavy machinery or equipment into areas where their presence may disturb archeological materials.
- Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archeological material is destroyed.
- Leaving known archeological material unprotected and subject to vandalism, looting, and destruction by natural elements such as erosion.
- Permitting unqualified project personnel to perform data recovery so that improper methodology results in the loss of important archeological material.
- Permitting buildings and site features to remain unprotected so that plant materials, fencing, walkways, archeological features, etc. are damaged or destroyed.
- Stripping features from buildings and the site such as wood siding, iron fencing, masonry balustrades; or removing or destroying landscape features, including plant material.
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.
- Failing to undertake adequate measures to assure the preservation of building and site features.
- Replacing an entire feature of the building or site such as a fence, walkway, or driveway 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 or site feature or that is physically or chemically incompatible.
- Removing a feature of the building or site 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

- Introducing a new building or site feature that is out of scale or otherwise inappropriate.
- Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.

Alterations/Additions for the New Use

- Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.
- Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.
- Removing a historic building in a complex, a building feature, or a site feature which is important in

defining the historic character of the site.

E. FINDINGS:

1. The Como Conservatory was designated by the City Council in 1979 (CF No. 269923) and listed on the National Register of Historic Places in 1974 prior to the establishment of the local HPC. A Period of Significance was not identified as part of the City nomination form or the National Register form, likely given the early time period of the nominations. The 1996 Historical Evaluation (The 106 Group) report identifies three contexts for the development of the Park as a whole:

- Early Development Years of the Park, 1872-1891 (This includes the layout of Horace W.S. Cleveland)
- **The Nussbaumer Years, 1891-1922**
- WPA Improvements, 1935-1941

These should be the three Periods of Significance under consideration for this review with greater emphasis on the Nussbaumer Years given the Conservatory itself was the vision and action of Nussbaumer as it was opened in 1915. Changes and proposed new construction should be evaluated both for its impact to the Conservatory but also with the contexts developed in the 1996 Report. The Report further describes existing historical features that have or do not have significance as well as archaeological considerations. While the Report does not make recommendations for future work, it does establish the significance or insignificance of existing features, addresses rebuilt and missing features and discusses archaeological potential. This Report can inform whether new work is appropriate within the historic contexts or will have negative impacts as other non-historic work has had in the past to the historic and architectural integrity of the site.

2. 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).

3. **History of the Area South of the Conservatory.** The 1996 Report states that the year 1922 marks the end of Como Park's historic period until the Depression brought federal relief construction to the park. Thus, improvements to Como Park from 1922 to 1935 cannot be considered historically significant. The work from 1922 to 1928 could be characterized as maintenance and minor improvements. The late 1920's brought about significant changes that related to the changing uses of the park. Cars and trucks took the place of horse power and largely diminished ridership on the streetcar lines.

The area to the south of the Conservatory had outdoor gardens including Aphrodite's Garden, a Peony Garden, an Iris Garden, and a pergola (believed to have been from the Crosby Farm estate). A non-historic McKnight Garden was dedicated in 1967 where the current Centennial Garden (HPC File #14-038) was constructed for the Conservatory's 100-year anniversary in 2015. The historic gardens were surrounded by a hedge, and on the south was the Doric-columned pergola and a small, hip-roofed tea house. The gardens were removed starting after 1940, and by 1974, a large parking was installed to the south of the Conservatory (not recommended by the Secretary of the Interior's Standards for altering a landmarks site).

In 2005, the parking lot was moved further south, away from the Conservatory, and Estabrook was repaved. There was no record in the files of HPC review, however, moving parking lots away from landmarks, in order to accommodate auto and increased use of landmarks is recommended by the Standards. Aside from the 2015 Centennial Garden, this area being

proposed for development had remained mostly flat with grass and a walking path from the parking lot.

4. **Como Park Master Plan.** The Parks and Recreation Commission adopted the Como Park Master Plan in 1996. It is unclear whether the HPC participated and advised on the development of the Plan. However, in 1995, Resolution 95-5 was adopted by the HPC who recommended that Parks and Recreation partner in completing a “comprehensive survey and evaluation of Como Park’s geographic and built features for their historic and architectural significance.” That report was completed in 1996 but it’s not clear how the historical evaluation informed the Master Plan. There is some inconsistency in that the historical report states the former gardens south of the conservatory do not have significance but then the Master Plan recommends “returning” the formal gardens adjacent to the Conservatory.

The vision presented in the Master Plan show these new formal gardens planted over a 400-stall underground parking lot. The handout included highlights preserving the rich traditions and history of the park, specifically to return the formal gardens to the Conservatory, preserve the integrity of the internal road system, and restore existing park structures and monuments.

This current proposal does not include new underground parking but it does improve circulation and drop off areas. The Master Plan states that existing vehicular circulation should be maintained.

6. The HPC should review this proposal based on the Secretary of the Interior’s Standards, the three historic contexts for Como Park and for any negative impacts to the Conservatory’s integrity and character, mostly through impacts to the site, views, vistas, and approaches (pedestrians and vehicles). For the following two gardens and circulation modifications, there are several Standards that apply and the most applicable guidelines for building site’s recommend:
 1. *Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.*

And guidelines for building site’s that do not recommend:

2. *Introducing a new building or site feature that is out of scale or otherwise inappropriate.*
 3. *Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.*
 4. *Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.*
 5. *Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.*
 6. *Removing a historic building in a complex, a building feature, or a site feature which is important in defining the historic character of the site.*
7. **Existing Site and Historic Features.** The area being proposed to be altered is currently mostly flat with lawn and sidewalks. There does not appear to be any existing historic features that will be impacted with this project. Staff does not believe there is potential for archeological discovery given the disturbance this area had during the Visitor Center construction and the parking lot in the 1970’s.

- 8. Historic Setting and Character.** Overall, the historic setting of the Conservatory has mostly been the roadways (first gravel then paved during the WPA years), lawn, trees and shrubs which make for a more naturalistic landscape. Cleveland's plan advocated the ideal of the 'landscape park' as an escape from city life. Nussbaumer was trained in the older school of picturesque landscaping but he also saw the importance of recreational facilities and sought to balance the two. Nussbaumer was involved in overseeing plantings and the natural environments and a variety of trees and shrubs were planted. Plant lists show he favored native species, including elm, box elder and lilac.

The Conservatory with its central Palm House and two flanking wings are symmetrical but historically the setting and spaces adjacent to the Conservatory were not treated in a similar, formal fashion. The northern wing landscape had service access drives and the area south of the Conservatory was altered starting in the late 1920's; mostly the road alignment changed and the gardens surrounding appear to have been removed after the 1940's.

- 9. Proposed Circular Plan and Plantings.** Overall, the proposed new circular plan for paths and a roadway is in contrast to the more picturesque landscape and simple gardens that were historically south of the Conservatory. There is more hardscaping, concrete, proposed in an area that has remained mostly green (with exception of the 1974 parking lot). Staff was unable to determine if the planting plan recalled any of the plant lists from Nussbaumer, favoring native species. During the Pre-Application review in September 2014, there were trees proposed along the long sidewalk to the Visitor Center from Nason Blvd. (Aida Place) and bordering the driveway entrance and the parking lot. Now the trees are planted along two of the main curves. The layout, location, size at maturity and dense cover will have a negative impact on views of the Conservatory as approached from the parking lot and Estabrook.

- 10. New vehicle drop-off and Circle Garden.** During the Pre-Application review in September, 2014, staff noted concerns over the roadway changes and the added circular bus drop-off and encouraged further exploration of the roadway in front of the Conservatory in order for the project to return the roadway to a more historic condition across the Conservatory's facade. The roadways in Como Park that survive from the Cleveland plan and that reach their full development (based on Cleveland's plan) during the Nussbaumer years are considered significant. The 1996 Report states the northern end of Estabrook Drive is still intact from the Cleveland layout and therefore is historically significant (this is not part of the current proposal for changes).

The historic roadway in front of the Conservatory extended straight across both wings of the building and the new proposal continues the bend in the road which was first installed in the 1960's and does not have any historic significance. The added circular drop-off, while being disguised more as a garden, still brings much pavement close to the south wing of the Conservatory.

- 8. Materials and Details.** Teak Benches, precast concrete planters (used throughout the Park), and standard St. Paul lantern lights are proposed. A new stair and ramp will be installed from the carousel building to accommodate the grade change. The stone columns and ornamental railings are details from the Carousel building. These details will not have a negative impact and are removed from the historic portion of the Conservatory (closer to the Visitor Center addition).

- 9.** The proposal for the Circle Garden and Minnesota Garden will not adversely impact the architectural control of the Como Conservatory (Marjorie McNeely Conservatory) (Leg. Code §73.06 (e)) so long as the conditions are met.

F. STAFF RECOMMENDATION FOR CENTENNIAL GARDEN ONLY:

Based on the findings, staff recommends approval of the application for the Circle and Minnesota Gardens provided the following conditions are met:

1. The tree locations, layout, and type shall be revised so as to not block views of the Conservatory from the parking lot and Estabrook. This may include returning to the proposal from the Pre-Application review in 2014 and looking at historic aerials and photos to consider appropriate placement of new shade trees.
2. City staff will review the historic plant lists with the proposed plant lists and make revisions to incorporate a mix of new and historically used plants to better recall the historic character of the Nussbaumer period.
3. All final materials and details shall be submitted to HPC staff to complete final reviews of those details and materials.
4. Any revisions to the approved plans must be reviewed and approved by staff and/or the HPC.
5. The HPC stamped approved construction drawings remain on site for the duration of the construction project.

G. ATTACHMENTS:

1. HPC Design Review Application and Plans
2. Adopted HPC minutes from September 11, 2014 Pre-Application Review
3. Como Park Master Plan Completion Handout
4. "*Making History-Como Park Conservatory*" Handout



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
ApplyHPC@stpaul.gov

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 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: _____ Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

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.

See attached letter.

Attach additional sheets if necessary

7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the [Design Review Application Process Checklist](#) for required information or attachments.

Como Transportation HPC Design Review Project Description Letter
Historic and Existing Conditions
140912 HPC meeting notes - 2013 Master Plan Presentation
2013 Master Plan
Como Park Transportation Improvements - Phase II Construction Documents

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

Will any federal money be used in this project? YES NO
Are you applying for the Investment Tax Credits? YES NO

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: *Brett S. Jones* Date: 5/4/16
Signature of owner: *Jody Maitland* Date: 5-4-16

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:
Saint Paul Heritage Preservation Commission
Department of Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul, MN 55102

FOR HPC OFFICE USE ONLY

Date received: _____

FILE NO. _____

Date complete: _____

District: _____/Individual Site: _____

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

Requires staff 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 _____

Requires Commission review

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: _____

City Permit # ____ - _____

HPC Staff Notes

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CITY OF SAINT PAUL

Mayor Christopher B. Coleman

400 City Hall Annex
25 West 4th Street
Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
Facsimile: 651-292-7405

The Most Livable
City in America

May 4, 2016

TO: HERITAGE PRESERVATION COMMISSION

FROM: BRETT HUSSONG

SUBJECT: COMO TRANSPORTATION HPC DESIGN REVIEW PROCESS

Background

The 1996 Como Park Master Plan, as well as the 2003 Como Campus Master Plan envisioned the Como Park Visitor Center Forecourt as the primary entrance, and front door to the Como Campus. Historically, this area was a formal garden built in 1929 under George Nason, park superintendent from 1924 to 1932. These gardens extended south from the conservatory and terminated in a Doric-columned pergola, and a small hip roofed tea house. A variety of parking lot configurations replaced the gardens during the late 20th century. Today, the forecourt is an open lawn space with concrete walkways surrounded by buildings on three sides. See the attached historic and existing condition photos.

Heritage Preservation Pre-Application Review

The site is not located within a historic district, however, the Marjorie McNeely Conservatory is on the National Register of Historic Places (NRHP 1974), and on the Saint Paul Heritage Preservation Site (local 1979). In September 2014, Parks and Recreation presented the 2013 Forecourt Master Plan at the Historic Preservation Commission public hearing. The council provided recommendations on the master plan. See the attached meeting notes and 2013 master plan.

Project Description

Phase II of the Como Campus Transportation Improvements Project will improve safety, access and circulation at the Como Park Zoo & Conservatory Visitor Center Forecourt. The project consists of two formal gardens: (1) Circle Garden and (2) Minnesota Garden, and will include amenities such as seating, formal native plantings, pre-cast concrete planters, and a central public art piece. The gardens will serve as a primary pedestrian entry, and a secondary vehicle drop-off while respecting its historical roots as a gathering place and formal public garden next to the Marjorie McNeely Conservatory.

Attachments:

1. Historic and Existing Condition Photos
2. 140912 HPC meeting notes – 2013 Master Plan Presentation
3. 2013 Master Plan
4. Como Park Transportation Improvements – Phase II Construction Documents



CAPRA Accreditation

An Affirmative Action Equal Opportunity Employer



National Gold Medal Award



CITY OF SAINT PAUL

Mayor Christopher B. Coleman

400 City Hall Annex
 25 West Fourth Street
 Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
 Facsimile: 651-292-7405

September 12, 2014

Re: Notes from September 11, 2014 Historic Preservation Commission public hearing

Primary development years for Como

1872-1891 – Early Development Years

1891-1922 – Nussbaumer Years

1935-1941 – WPA Era Years

Formal gardens are not a significant historical elements

There was a question posed, “what if the 106 report is not conclusive?”

A comment was made that things evolve...and maybe we don't need to reconstruct...do what is appropriate...The key is to no negatively impact a future historic designation

In 1985, the City of Saint Paul started to implement the master plan (with roads)...primarily around the lake. In 1994/1995, there was a concern that nothing was being done in the conservatory area

Some features of Como Park were Iris and Peony Gardens, Doric Columns, and pergolas

A question was asked how high the hedge in the English Garden was...it is tall Other hedges would be about 3' – 4' high and boxwoods would be about 2' high The Zig Zag hedge would probably be 3' – 4' high

The Circle garden is designed to accommodate buses. The thought would be school buses would drop off in the circle but Tour buses would drop off along Nason Place

What is the diameter of the circle garden...maybe 100'...the inner circle is probably about 60'

What is the Centennial Garden celebrating? The centennial of the conservatory (1915)

What is the reason for the formality? People have indicated they wanted formal programmatically. People remember formal gardens from the 1920's and 1930's. We currently don't have any formal gardens so we are looking to bring them back.

A comment was made that people need more formality in order to minimize disturbance to the lawn areas



CAPRA Accreditation

AA-ADA-EEO Employer



National Gold Medal Award

A comment was made that there is a lot of documentation of the park through the use of postcards.

There was one comment about a preference for contemporary pergolas

A comment was made about the integration of formal and informal landscapes are usually found to communicate with each other. Even in Kew, you'll find that formal and informal communicate with each other

Criticism was made about the comment that the Centennial Garden needed to be greener. This person didn't agree that it needed to be. He thought it was a very good use for the garden

Another confirmed the formal and informal integration

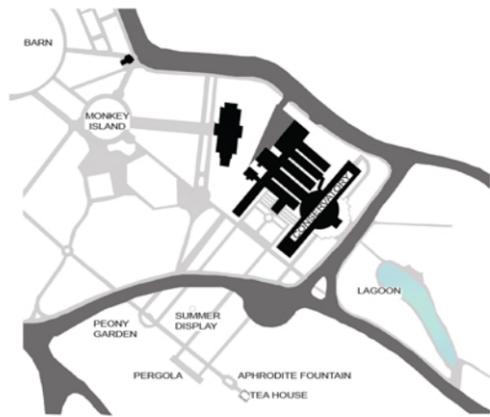
A comment was made that thought the pergola may compromise the view to the Education Resource Center Building. Another thought the pergola may be transparent enough to work with it.

There was one opinion that thought either Doric columned or Contemporary pergolas would work

A comment was made that appreciated seeing the parking lot lined with trees and made it feel more parklike...and suggested that is followed through with

A comment was made that there probably wouldn't be any archeological artifacts found in the Centennial Garden.

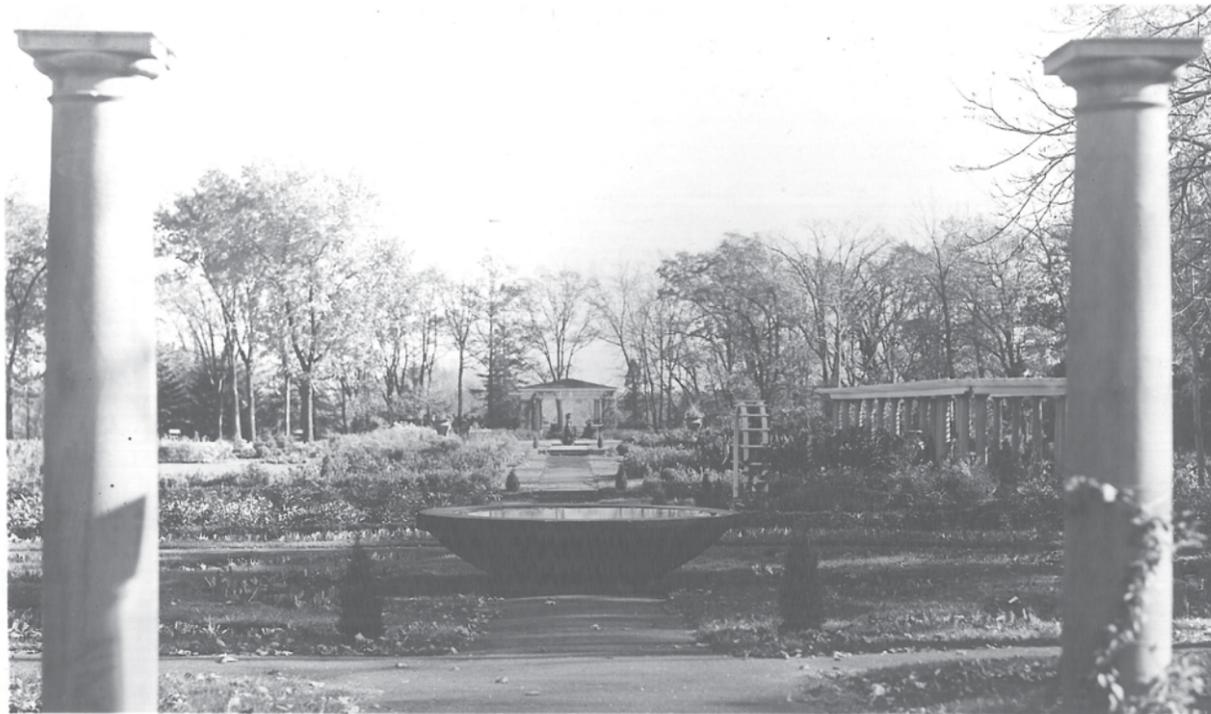
HISTORIC PHOTOS



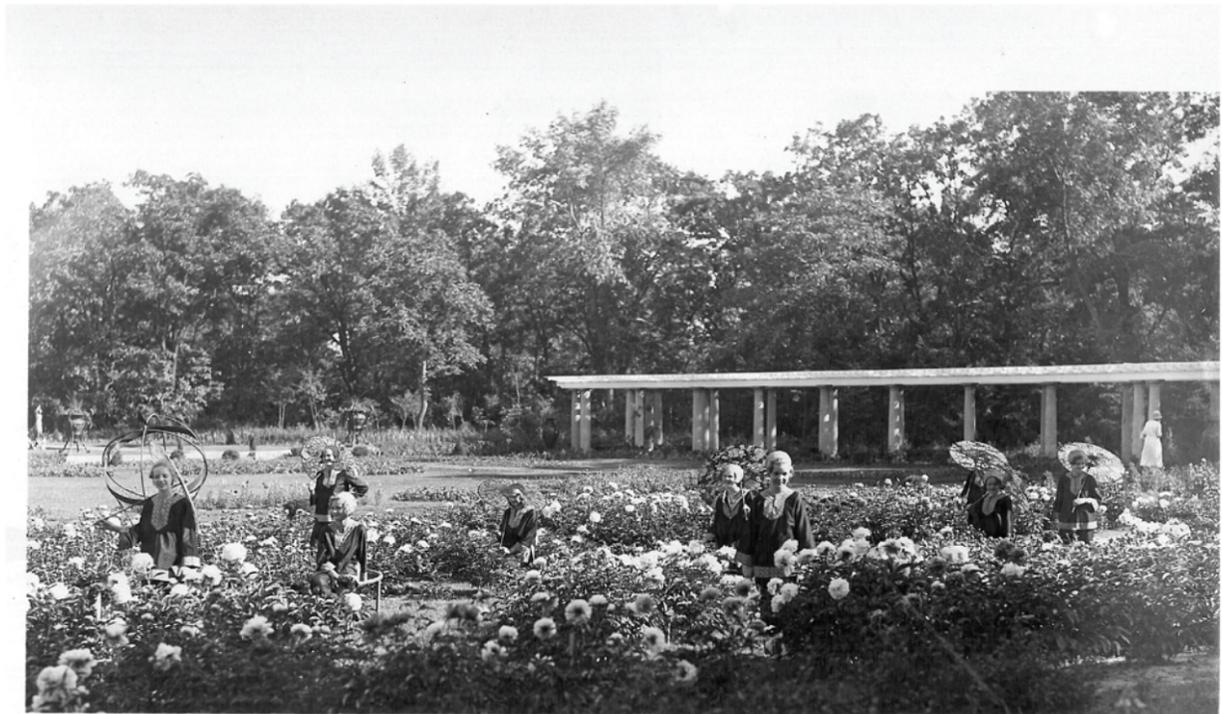
REPRESENTATIONAL MAP OF CONSERVATORY SITE PLAN - MID 1920's - MID 1960's



AERIAL OF CONSERVATORY



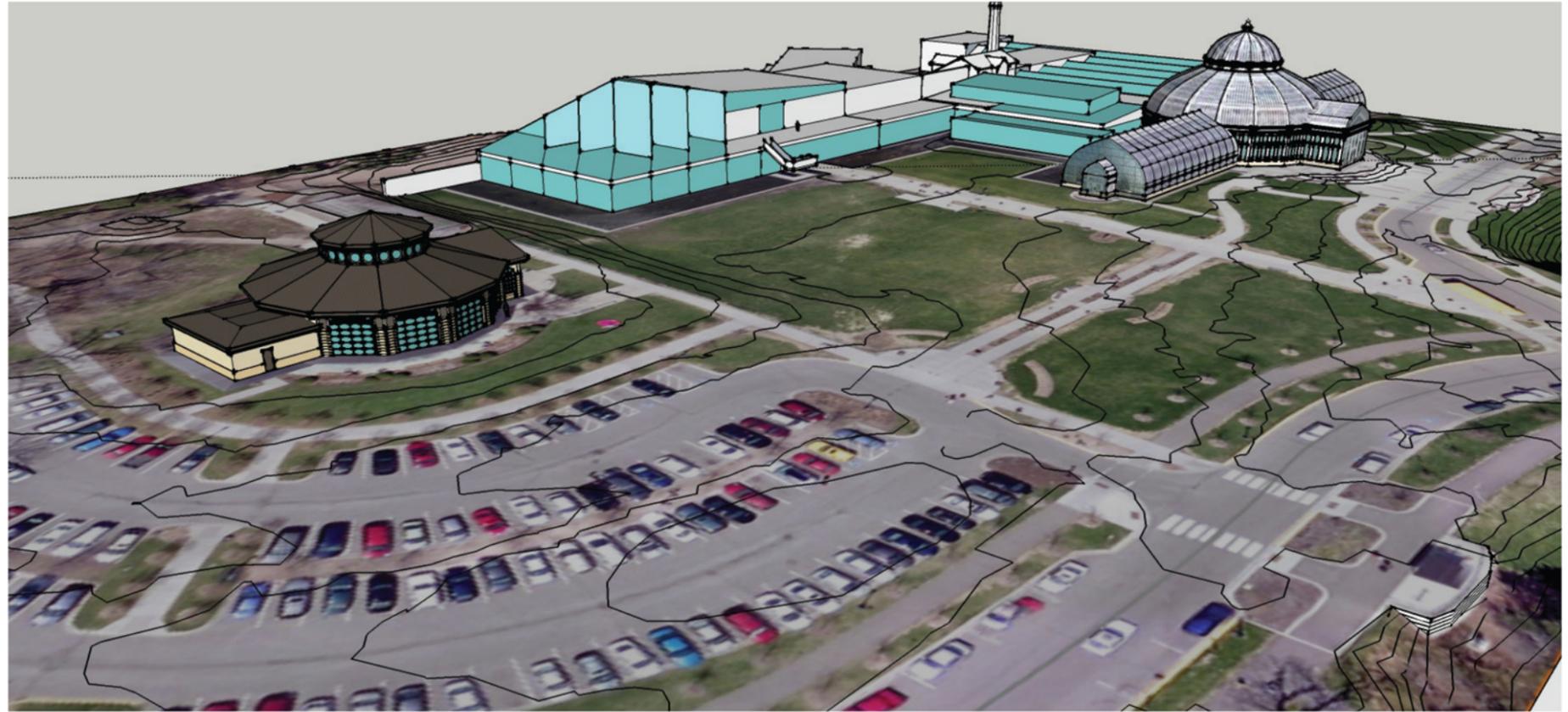
FORMAL GARDEN-COMO

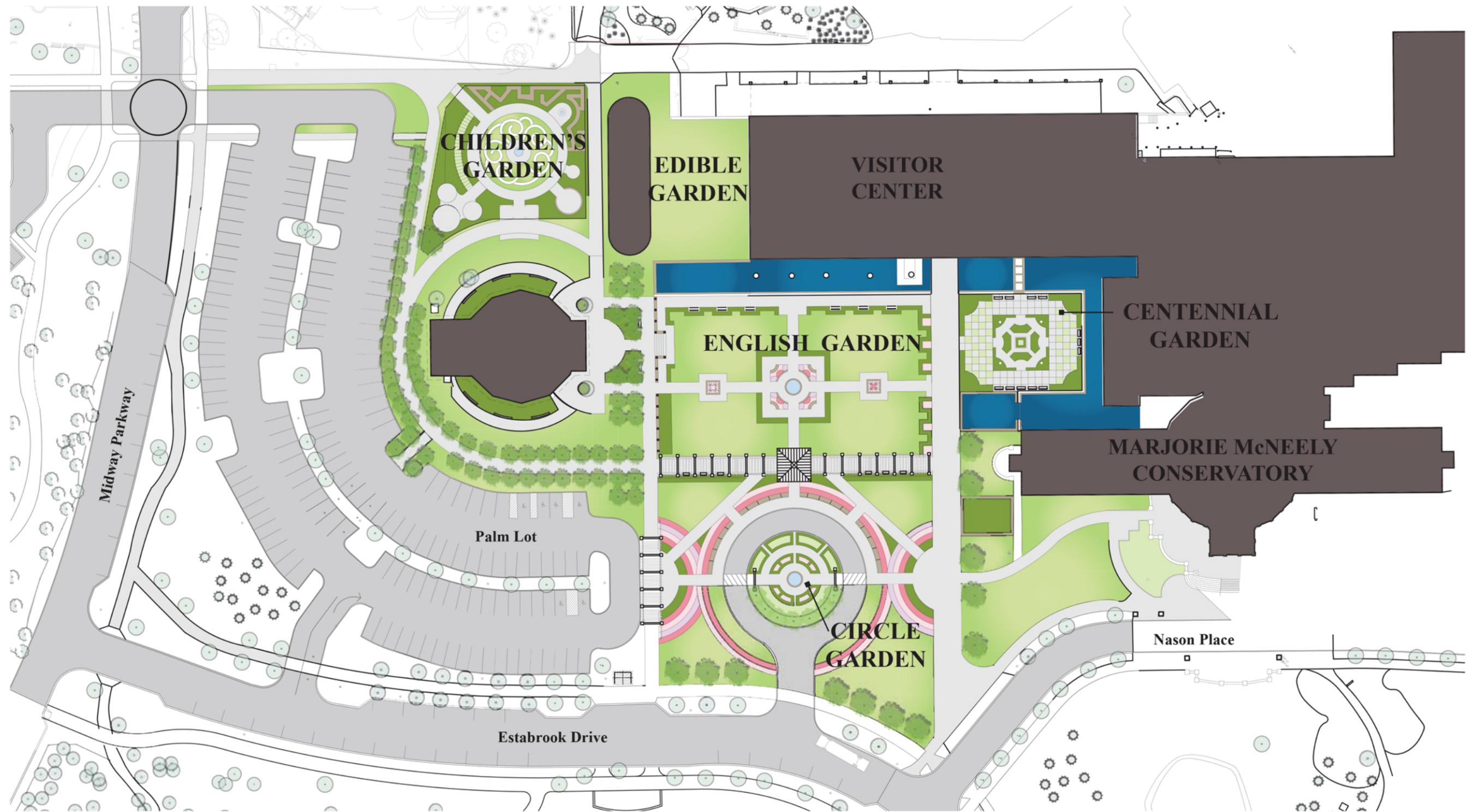


Pre-Carousel Conditions



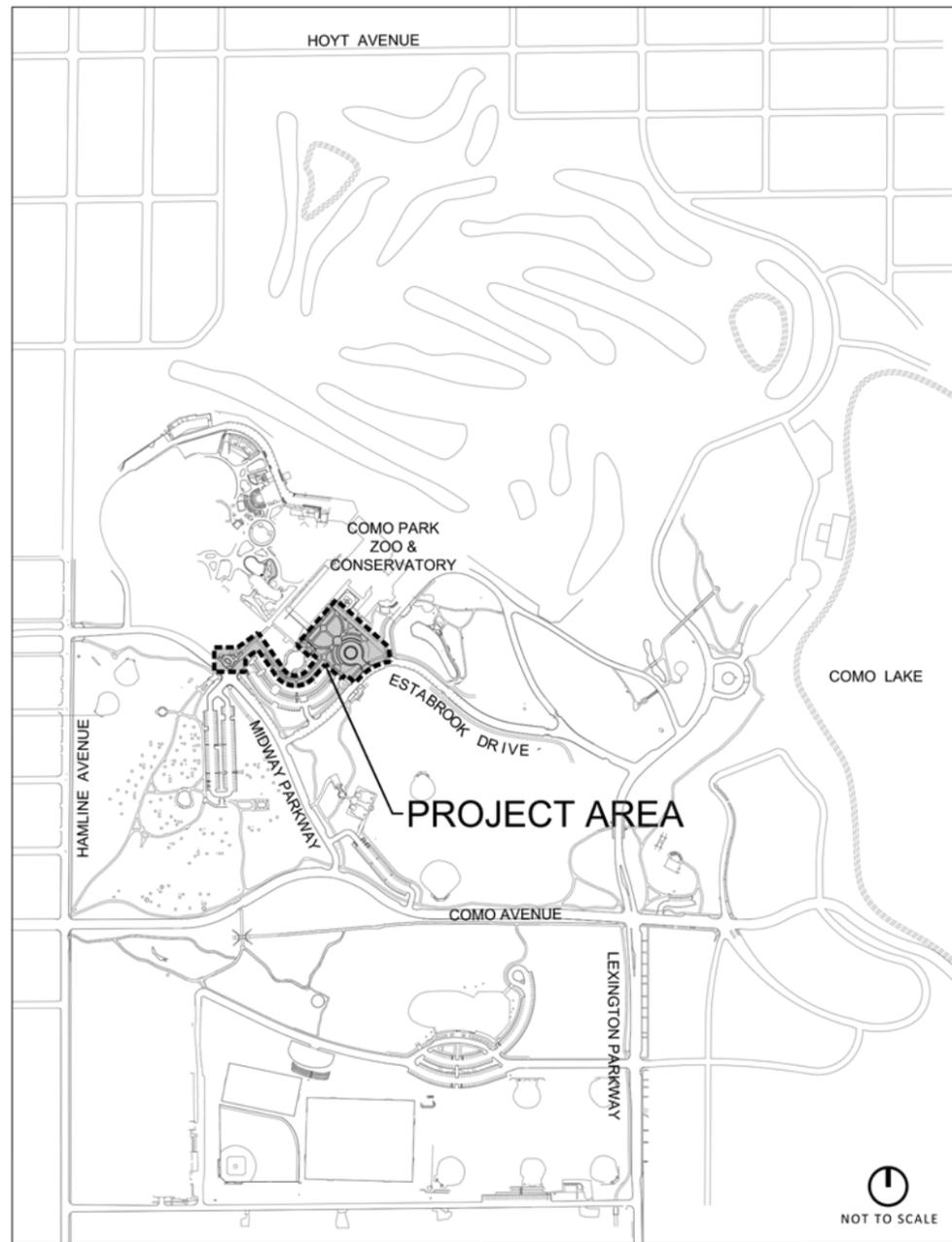
Existing Conditions







DEPARTMENT OF PARKS & RECREATION
300 CITY HALL ANNEX
25 WEST FOURTH STREET
ST. PAUL, MN 55102



VICINITY MAP

COMO PARK TRANSPORTATION IMPROVEMENTS - PHASE II ST. PAUL - MINNESOTA

SITE PLAN REVIEW MAY 2nd, 2016



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

PROJECT CONTACTS

OWNER	DEPARTMENT OF PARKS & RECREATION 400 CITY HALL ANNEX 25 WEST FOURTH STREET ST. PAUL, MN 55102	BRETT HUSSONG, RLA T (651) 266-6420 F (651) 262-7405
CIVIL ENGINEER	ELAN DESIGN LAB, INC. 901 N 3rd STREET SUITE 120 MINNEAPOLIS, MN 55401	STEVE JOHNSTON, PE T (612) 260-7982 F (612) 260-7990
LANDSCAPE ARCHITECT	ELAN DESIGN LAB, INC. 901 N 3rd STREET SUITE 120 MINNEAPOLIS, MN 55401	PILAR SARAITHONG, RLA T (612) 260-7980 F (612) 260-7990
LAND SURVEYOR	SUNDE LAND SURVEYING 9001 EAST BLOOMINGTON FREEWAY SUITE 118, BLOOMINGTON, MN 55420	T (763) 784-9346
STRUCTURAL ENGINEER	MATTSON MACDONALD YONG, INC. 901 N 3rd STREET SUITE 100 MINNEAPOLIS, MN 55401	DAVID MACDONALD, PE T (612) 827-7825 F (612) 827-0805

CITY OF ST. PAUL PERMIT REQUIREMENTS

- ORDERING OBSTRUCTION AND EXCAVATION PERMITS : CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
- OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
- EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
- FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
- REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY : ALL UTILITIES AND CONTRACTORS WORKING IN THE PUBLIC RIGHT OF WAY MUST BE REGISTERED, INSURED AND BONDED, AS RECOGNIZED BY THE PUBLIC WORKS SERVICE DESK (651-266-6151).

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Mattson
Macdonald
Young structural engineers

901 N 3rd STREET SUITE 100
MINNEAPOLIS, MN 55401



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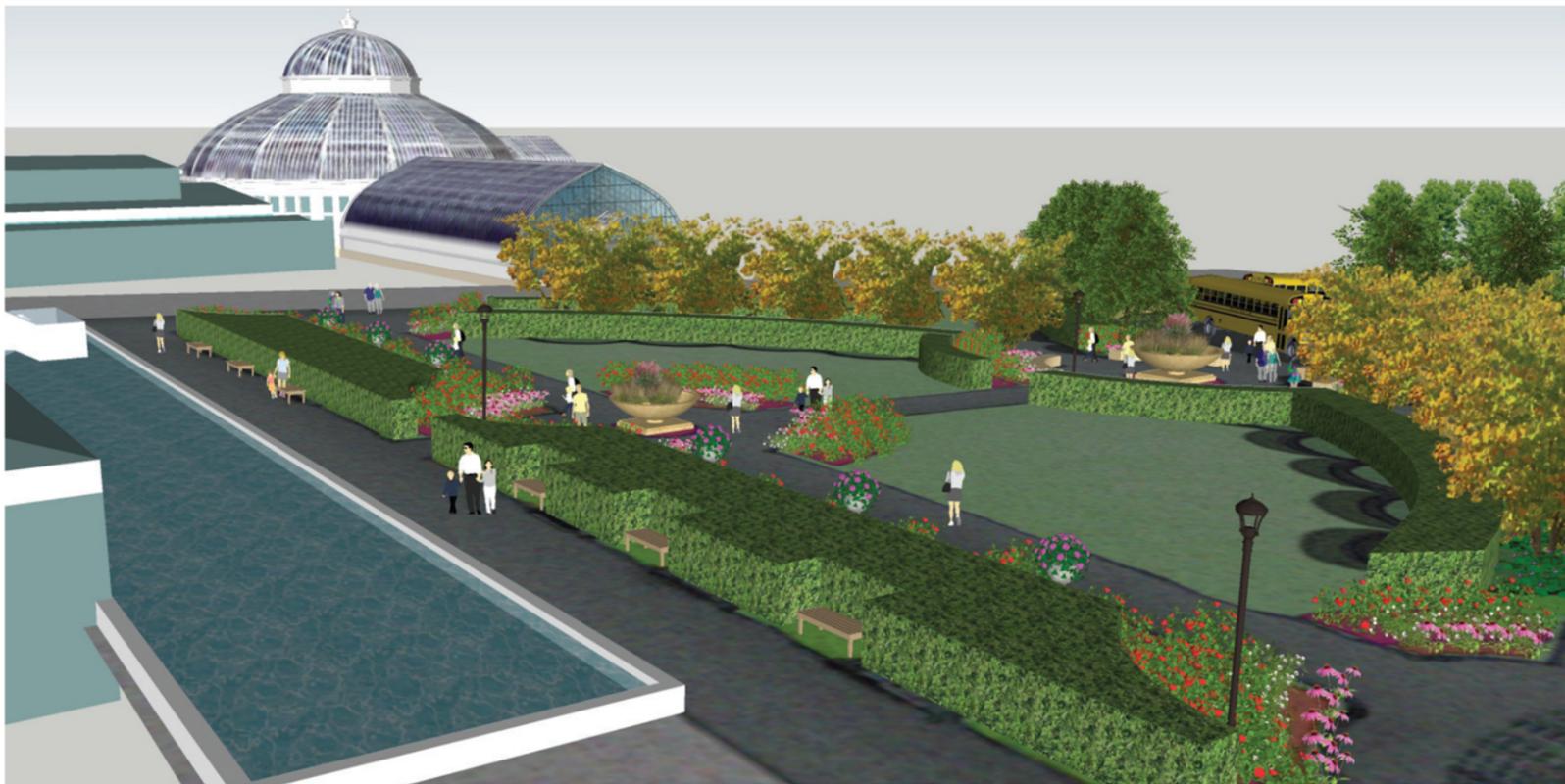
Phase II Conceptual Improvements



Circle Garden looking North



Circle Garden looking East from Marjorie McNeely Conservatory



Minnesota Garden Looking East



Proposed Precast Concrete Planter to resemble existing Conservatory planter