

Atrium Office Building Window Replacement

Design Review Application to the
Heritage Preservation Commission
By Wellington Management, Inc.

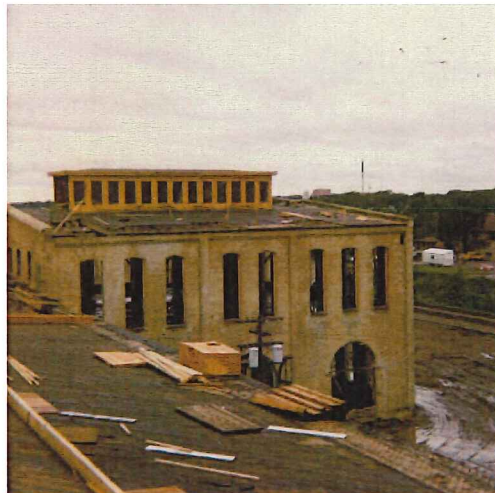
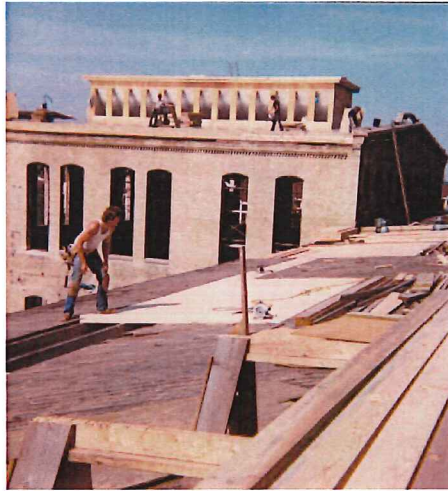
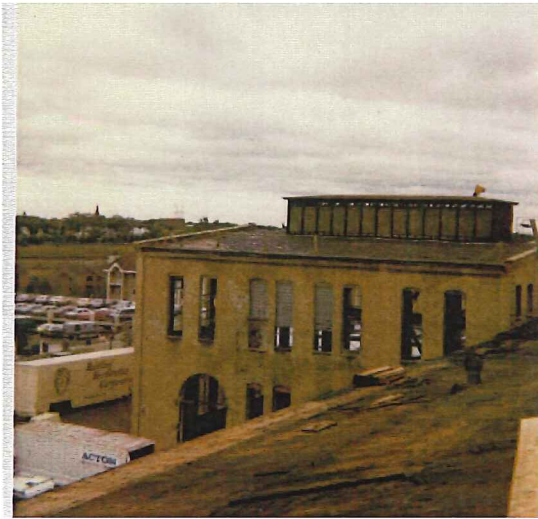
A building rich with historic significance.



One of eight railroad maintenance buildings constructed between 1885 -1886 by Chicago, Burlington & Northern Railway – The Como Shops – St. Paul Minnesota. Photo courtesy of Minnesota Historical Society

In 1985, as part of St Paul's Energy Park urban development, this abandoned and long-neglected railroad maintenance building was saved from demolition and given new use as a multi-tenant office building.

Archive photos from 1985 renovation by Developer AHW Corporation



Atrium Office Building - 1985

This proposal requests that the St. Paul HPC review the designs for a full window replacement of the project with the understanding that replacement will occur in phases as funds develop and tenants renew or turnover. The building was rehabilitated in 1985 and the glass block windows (ca. 1940s) were replaced with wood, fixed windows. There is no historical evidence for the 1985 window design.

There are three window opening types on the building proposed for phased replacement:

The first floor windows are in three parts. The central section has tinted glass to cover the mezzanine floor that was added behind the window. There 78 of these windows on the building.

- These windows will be replaced with a three-part section to cover the mezzanine floor. The central section will use dark glass, but it will not have the mirror finish of previous windows.

The third floor windows are one long section of divided lights. There 51 of these windows on the building.

- These windows will be replaced with two sections of divided lights to provide a more historical appearance. The west and east elevations each have three smaller arched windows installed on second floor. Elevation SE1 has four similar small arched windows at street level. These windows will be replaced in one of the final phases. We are confident Pella will design an appropriate recreation of these units. Design specifications will be submitted to HPC for review when this phase of replacement occurs.

The monitor (clerestory) windows and glass block windows will remain where located and are not proposed for replacement. The arched doors and entry systems are not proposed for replacement.

Current Proposal: This application currently requests replacement of 25 third floor windows at the south wing of the building. The elevations are identified as SW2, S and SE2. Drawings from Pope Architects, in cooperation with Pella, depict a two-part metal clad replacement window with divided lights. Window replacement design for three-part windows is also presented for approval of phased replacement.



South face of the building – 2014

- The Atrium's wood frame, divided lite windows were installed in 1985 as part of the first renovation.
- There are more than 130 window units.
- Repair and maintenance of the wood framed windows cannot keep pace with deterioration.
- Fogging of glass, water infiltration and wood rot is evidenced throughout the building.

Atrium Office Building

1295 Bandana Boulevard N
St. Paul, MN 55108

- Renovated in 1985 by AHW Corporation as part of a cooperative redevelopment project funded by the St Paul Port Authority & the Amherst Wilder Foundation
- Approximately 91,650 SF
- Current use is as a commercial office building
- Managed by Wellington Management, Inc.



1985 – Atrium renovation window installation

Atrium Office Building

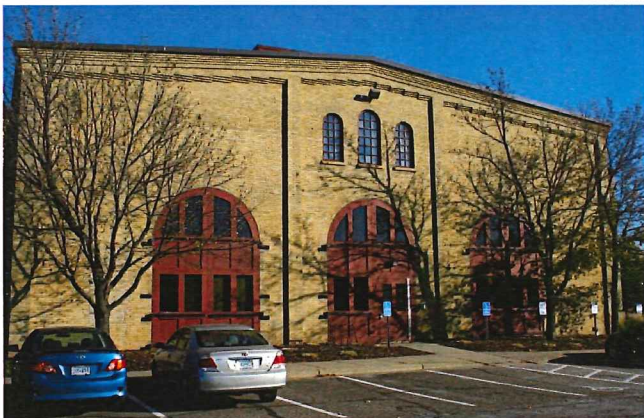
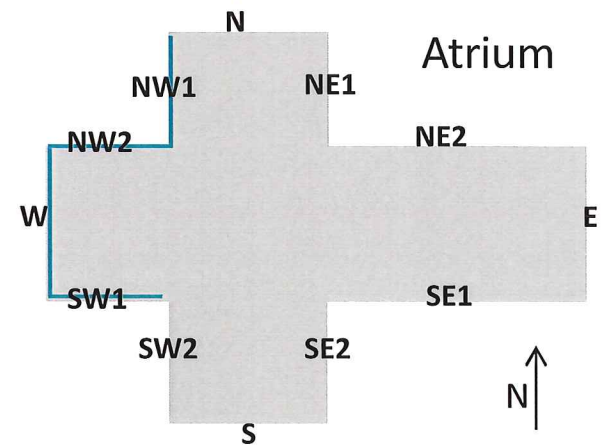


Left to right: NW1, NW2, W



NW1

NW2



W

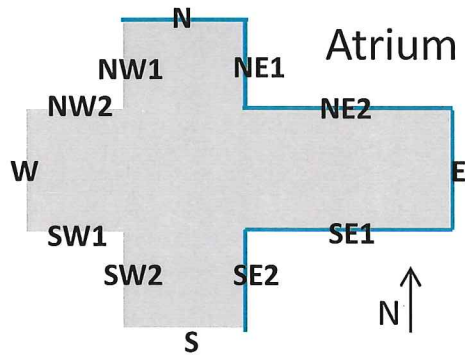


SW1

Atrium Office Building – 2014



N



NE1 and Partial NE2

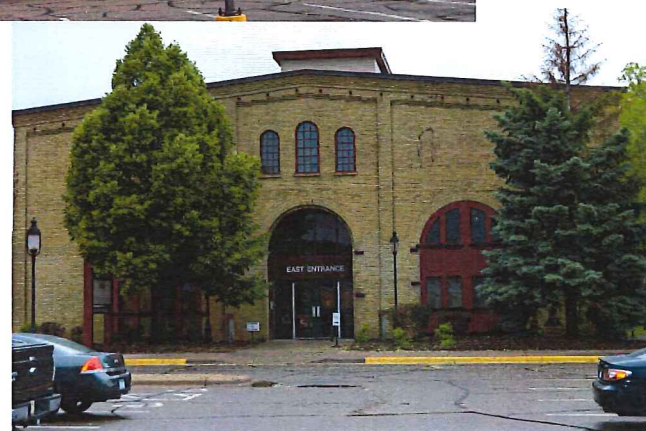


Partial NE2



SE2

SE1



E

Atrium Office Building

Window replacement is proposed as a phased project beginning with suite 310 which has twenty-five of the most highly deteriorated window units in the complex.



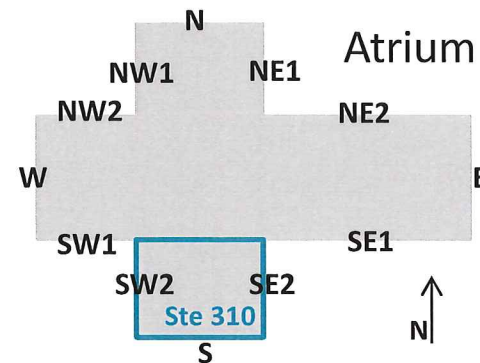
SW1

SW2

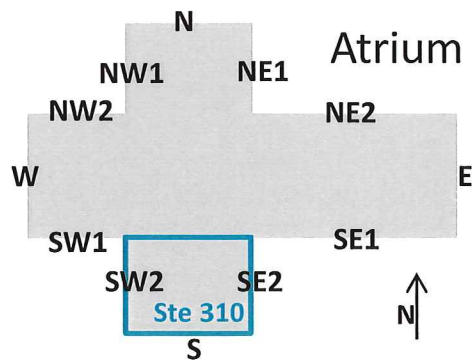
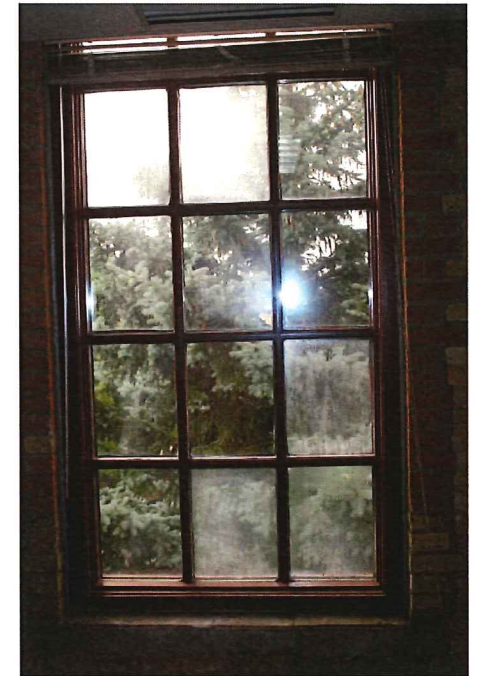


S

Phase One – Proposed Replacement

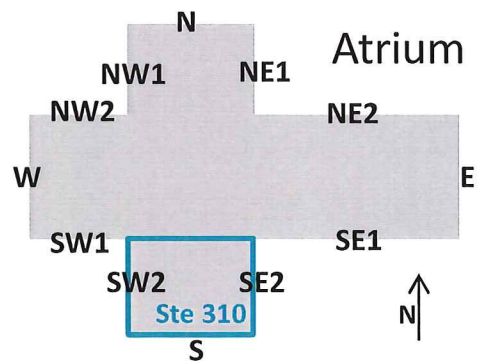
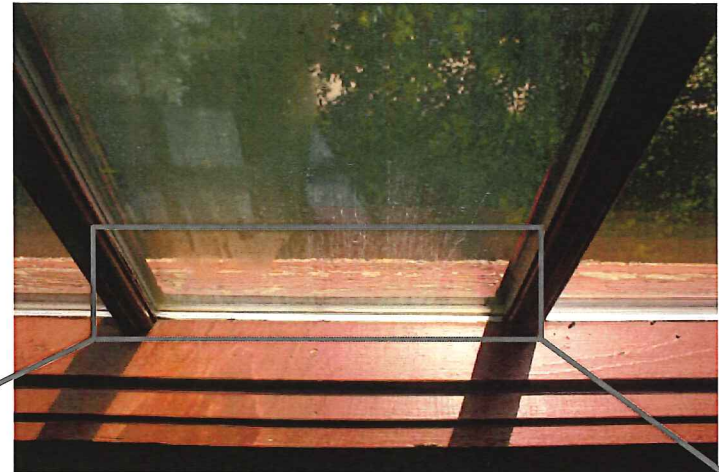


SE2

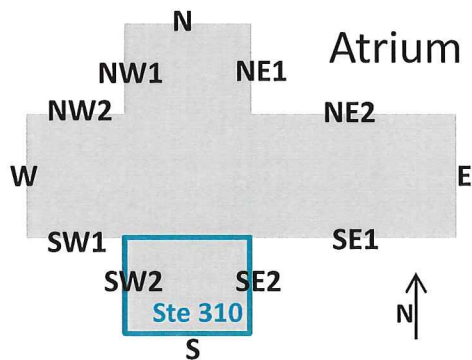


Leaking and damaged panes and deteriorated wood trim have been selectively replaced as a temporary means of stopping water infiltration and drafts.

Atrium Office Building

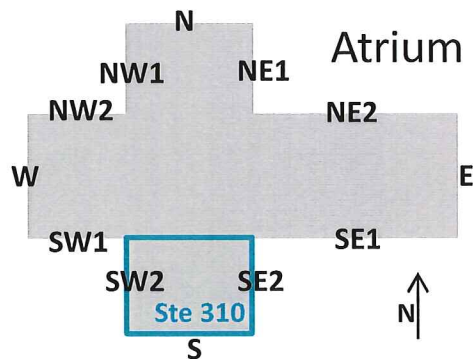
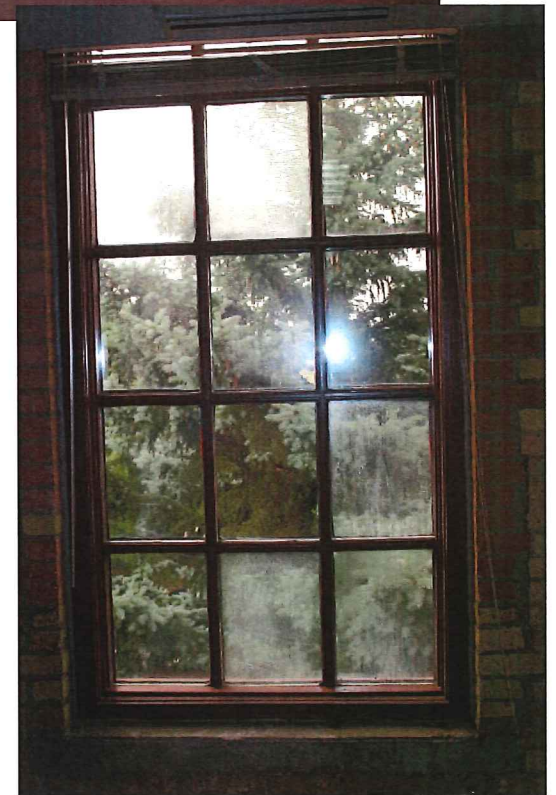
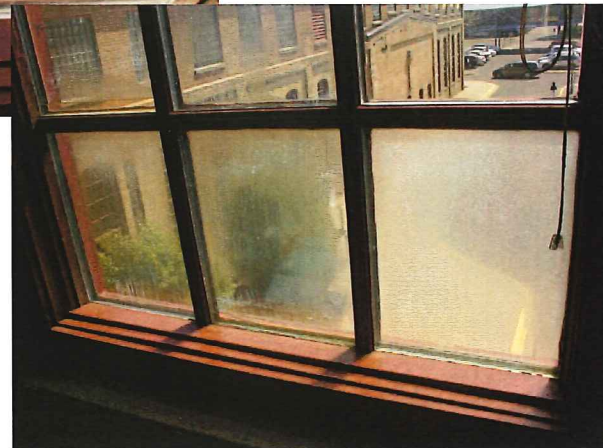


Typical Wood Condition – Suite 310



Typical Wood Condition – suite 310 and throughout the property

Atrium Office Building

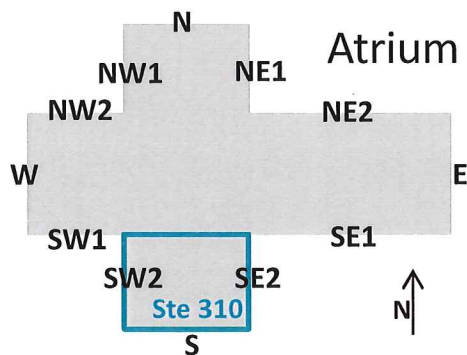


- Fogged panes and deteriorating wood frames & sills diminish the beauty of this historic building.
- Water infiltration is damaging brick, interior walls and finishes.



- Water infiltration has damaged the brick in suite 310 and many other locations in the building.

- Interior wall finishes and carpeting have been saturated, creating conditions conducive to mold growth and air quality concerns.

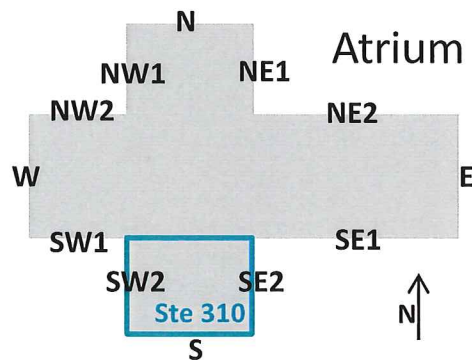




- Suite 310 contains twenty-five 13 foot high window units that require replacement.

- Each unit has 27 individual panes of glass.

- The complex has more than 130 windows – all installed in 1985.



SE2 – 3rd floor is part of suite 310

Atrium Office Building

Atrium – 2014

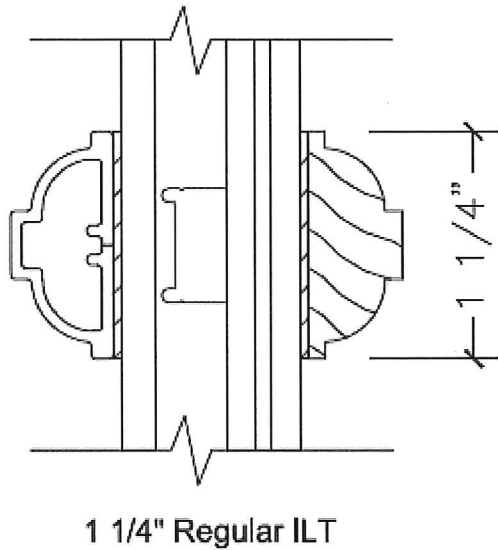
Considerable variations in the window reflectivity/appearance are likely due to:

- Moisture within the airspace
- Glass variations
- Inconsistencies in pane installation
- Deterioration of wood mullion resulting in changes in plane



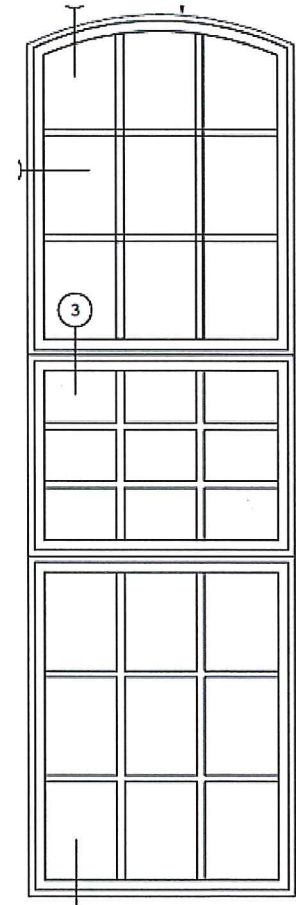
Changing the windows from multi-pane to the proposed simulated divided lite will improve this to a more uniform appearance.

Simulated Divided Lite



The proposed replacement is a 1-1/4" wide muntin with a profiled piece on each side of the glazing as well as a divider in between the glass to give the look of a divided light while using a single piece of energy efficient insulated glass.

As with the all of the new windows, the interior finish is wood painted to match the existing conditions; the exterior is metal clad, again matching existing colors.





- In some locations, especially on the east side, there are large soft/sealant joints at the perimeter that are very noticeable, unsightly, and inconsistent.
- These joints may be the result of inconsistent wood jam widths – sometimes varying up to a full inch on the same window.

The details Pella is suggesting will provide an attractive and consistent appearance. Each opening will be measured to provide custom windows, rather than a “one size fits all” style that results in noticeable variation.



- Replacing the windows and frames as proposed, the historic architecture and character of the Atrium Office Building will be retained and structural integrity restored.
- Responsible ownership requires ensuring that leaks and environmental concerns such as mold growth and air quality do not negatively impact the quality of environment provided to tenants.
- Improved energy efficiency and associated operational savings are additional benefits of installing windows designed to be maintenance free.