

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

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FILE NAME: 195 Fifth Street East  
DATE OF APPLICATION: January 6, 2015  
APPLICANT: Holly Engrav, Bigos Management  
OWNER: Bigos Management  
DATE OF REVIEW: January 22, 2015  
HPC SITE/DISTRICT: Lowertown Historic District  
CATEGORY: Noncontributing  
CLASSIFICATION: Sign Permit  
STAFF INVESTIGATION AND REPORT: Bill Dermody  
DATE: January 15, 2015

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**A. SITE DESCRIPTION:**

Galtier Plaza is a large building completed in 1985 and located southwest of Mears Park and occupying most of the block bounded by Sibley Street, Jackson Street, 5<sup>th</sup> Street, and 6<sup>th</sup> Street. It is comprised of shops, offices, and multi-family residential.

**B. PROPOSED CHANGES:**

The applicant proposes to install a package of lower-level exterior signage near the main entrance on 5<sup>th</sup> Street, including an internally illuminated vertically-oriented projecting sign; a halo-illuminated logo sign above the vehicular entrance; an unlit "exit only" sign with individual brushed, anodized aluminum letters on a horizontal beam; an informational sign upon a brick column adjacent to the sidewalk; and unlit brushed, anodized aluminum address numbers.

**C. BACKGROUND:**

There are no recent HPC reviews regarding signage. HPC staff approved improvements to damaged columns and walls along the patio of the property in 2010.

**D. GUIDELINE CITATIONS:**

**Lowertown Historic District Guidelines (Sec. 74-112)**

**III. Signs and accessories.**

*Signs should be compatible with the character of the District, and blend with the character of the structures on or near which they are placed. Signs should not conceal architectural detail, clutter or detract from the intended facade; but rather complement the overall design of the building and the period in which it was built.*

**A. Materials.** *Sign materials should complement the materials of the related building and/or the adjacent buildings. Surface design elements should not detract from or conflict with the related structure's age and design in terms of identification symbol (logo), lettering, and related patterns or pictures. Materials used should be the same as those used for signs during the period of the building's construction, such as wood, wrought iron, steel, and metal grill work. Newer materials such as extruded aluminum and plastics may not be appropriate.*

**B. Types.** *The sign type should enhance the building's design and materials. New billboards are not permitted in the Lowertown District.*

**C. Location and method of attachment.** *There should be no sign above the cornice line or uppermost portion of a facade wall. Signs should not disfigure or conceal architectural details. Painted signs of pedestrian scale may be permissible on glass windows and doors. The facade*

*should not be damaged in sign application except for mere attachment. The method of attachment should respect the structure's architectural integrity and should become an extension of the architecture. Projecting signs should have a space separating them from the building. (Protection of architecture in method of attachment shall be regarded as a basis for granting variance of the normal zoning code prohibition against guy wire supports for projecting signs).*

**D. Lighting.** *Location of exterior lights should be appropriate to the structure. Signs should generally be lit from on the site. There should be no flashing, blinking, moving, or varying intensity lighting. Subdued lighting is preferred. Backlit fluorescent or exposed neon are generally inappropriate.*

**E. Grills, exhaust fans, etc.** *Grills, exhaust outlets for air conditioners, bath and kitchen exhaust fans should be incorporated into filler panels and kept out of principal facades, if possible. They may be painted the same color as the filler panel.*

**The Secretary of the Interior's Standards for Rehabilitation relating to new construction:**

**9.** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall 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.*

**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.*

**E. FINDINGS:**

1. On March 22, 1984, the Historic Lowertown Heritage Preservation District was established under Ordinance No. 17120, § 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).
2. **Classification of the building.** The building is classified as Noncontributing to the architectural character and integrity of the Historic Lowertown Heritage Preservation District.
3. **Materials.** The brushed, anodized aluminum of the "exit only" and address signs generally complement the metal and glass materials of the related building. Other proposed sign materials are unclear from the application, but should use brushed or painted metal materials with vinyl or similar materials for letters; plastic box signs are not appropriate.
4. **Location and method of attachment.** The proposed signage does not disfigure or conceal architectural details. Also, details are not provided in the application to determine whether (t)he method of attachment... become(s) an extension of the architecture. Projecting signs should have a space separating them from the building.
5. **Lighting.** There is no flashing or blinking light proposed. The logo sign has a halo-illuminated "G", and the vertical projecting sign has a halo-illuminated "G" with otherwise outward-illuminated letters. It is not clear whether the informational sign is proposed to be illuminated. Any illumination should be subdued in conformance with the guidelines.
6. The proposal will not have an adverse affect on the program for the preservation and architectural control of the Historic Lowertown Heritage Preservation District (Leg. Code §73.06 (e)) provided the conditions are met.

**F. STAFF RECOMMENDATION:**

Based on the findings above, staff recommends approval of the proposal provided the following conditions are met:

1. Any revisions to the approved plans must be submitted to the HPC and/or staff for review.
2. The HPC stamped approved plans must be kept on site during the construction project.
3. The proposed informational signage shall be unlit.
4. Signs should be constructed of brushed or painted metal materials with vinyl or similar materials for letters. Plastic box signs are not permitted.
5. No signage should be attached directly into brick, but into mortar joints only.
6. The projecting sign should be attached so as to leave at least 6" space between it and the building.

**G. ATTACHMENTS:**

1. HPC Application
2. Sign Illustrations
3. Photosimulation



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

## 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 checked="" type="checkbox"/> Sign/Awning | <input type="checkbox"/> New Construction/Addition/  |
| <input type="checkbox"/> Moving                | <input type="checkbox"/> Fence/Retaining Wall   | Alteration   |
| <input type="checkbox"/> Demolition            | <input type="checkbox"/> Other _____            | <input type="checkbox"/> Pre-Application Review Only |

### 2. PROJECT ADDRESS

Street and number: 172 East Sixth St. & 195 East Fifth St. Zip Code: 55101

### 3. APPLICANT INFORMATION

Name of contact person: Holly Engrav

Company: Bigos Management

Street and number: 8325 Wayzata Blvd. Suite 200

City: Golden Valley State: MN Zip Code: 55426

Phone number: ( 763 ) 954-0408 e-mail: hengrav@tbigos.com

### 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.**

We are looking to update our exterior signage, in part to reflect our new business logo, and to maintain a current appearance for our apartments from the exterior.

We are currently in process of updating our entire buildings interior to remain competitive with new construction apartment buildings in the area, and to maintain the interest of current residents, as well as prospective residents.

We feel the signage package we are proposing clarifies the entry and exit points, locates the leasing office better, emphasizes the building numbers and brings all exterior signage up-to-date.

Specifics: The new signage will be made of metallic bronze and silver materials.

Fifth & Sixth Streets: Our new logo with a simple "G" will help clarify where to drive into the drive lanes. There is one vertical protruding sign on both towers sides that will be lit from within. New silver address numbers will be easier to see. A silver vertical rectangle sign will denote the apartments location for passersby on the street.

Sixth St.: Silver letters denoting the location of the leasing office will be located on a horizontal beam to improve directional info. A back lit silver metal sign will give full property information.

Fifth St.: Silver letters denoting the exit only of the drive lane.

All other architectural details will remain the same as they exist. Signage in proposal is to be surface mounted. See the attached renderings of proposed changes.

**7. ATTACHMENTS**

Refer to the *Design Review Process sheet* for required information or attachments.

**\*\*INCOMPLETE APPLICATIONS WILL BE RETURNED\*\***

**ARE THE NECESSARY ATTACHMENTS AND INFORMATION INCLUDED?**

YES

Will any federal money be used in this project?	YES	_____	NO	<u>  X  </u>
Are you applying for the Investment Tax Credits?	YES	_____	NO	<u>  X  </u>

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: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR HPC OFFICE USE ONLY**

Date received: \_\_\_\_\_ FILE NO. \_\_\_\_\_

District: \_\_\_\_\_ /Individual Site: \_\_\_\_\_

Contributing/Non-contributing/Pivotal/Supportive/:

Type of work: Minor/Moderate/Major

\_\_\_\_ 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
- City Permit Application
- Complete HPC Design Review application

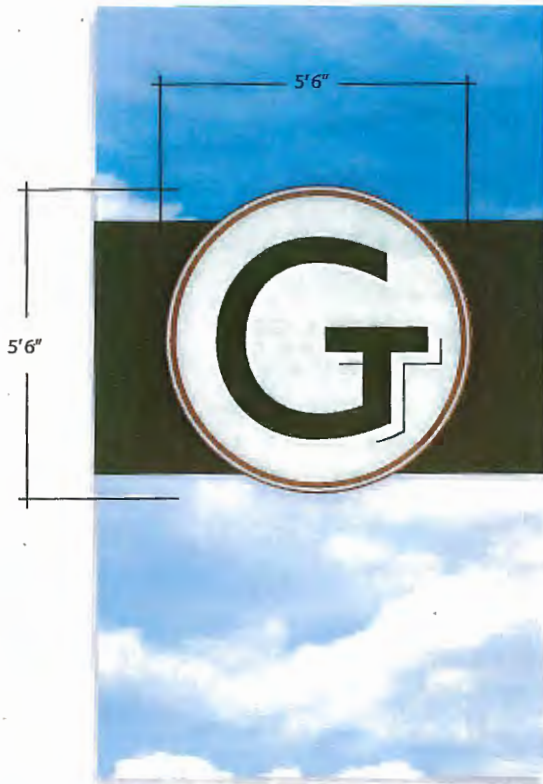
Hearing Date set for: \_\_\_\_\_

City Permit # \_\_\_\_\_ - \_\_\_\_\_

BIGOS - GALTIER TOWERS | signage + graphics development

BRAND + SIGN | draft concept development





The letter G is only back lit, the entire circle is NOT lit. There is to be a soft glow around the G.





BIGOS • GALTIER TOWERS | signage + graphics development

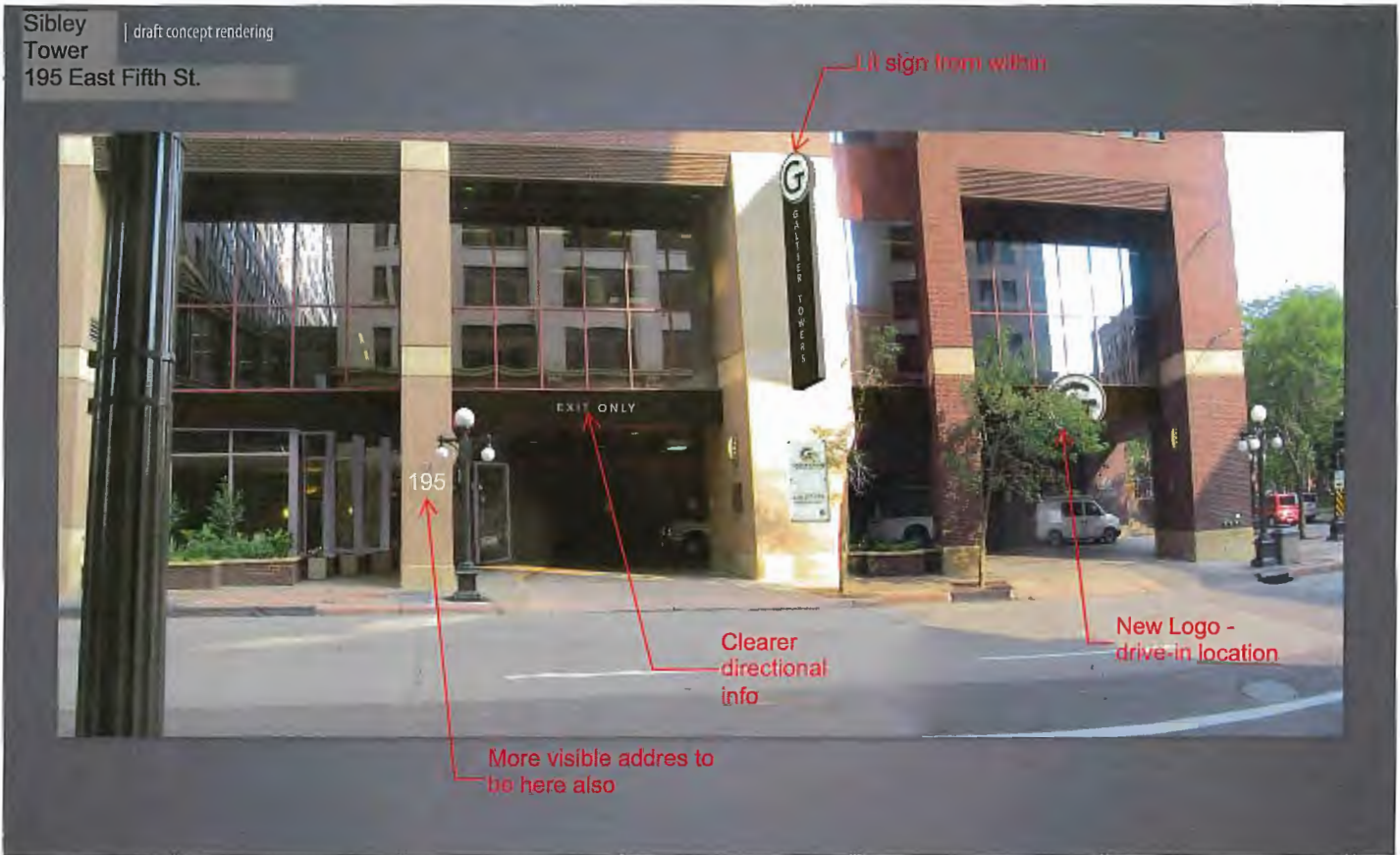
DAYTIME LIGHT | daylight

Evening



The letter G is only back lit, the entire circle is NOT lit. There is to be a soft glow around the G.

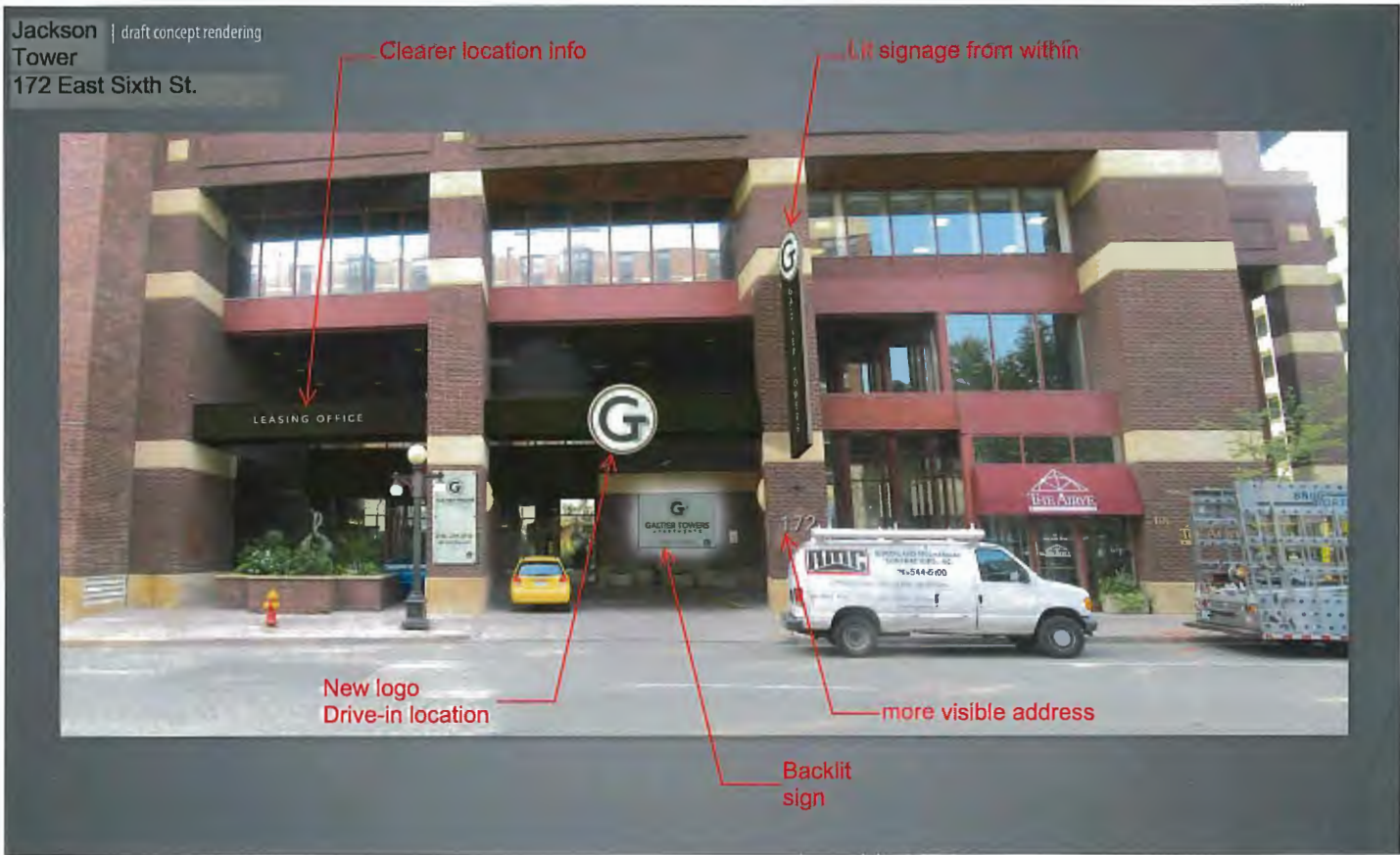
Sibley Tower  
195 East Fifth St.  
| draft concept rendering



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514 North 3rd Street, Suite 109, Minneapolis MN 55401 612.333.1130 612.339.1799 f

Jackson Tower  
172 East Sixth St.



14-0917

514 North 3rd Street, Suite 109, Minneapolis MN 55401 612.333.1130 612.339.1799 f