

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

FILE NAME: 543 James Avenue
DATE OF APPLICATION: April 1, 2015
APPLICANT: Urban Organics
OWNER: BHGDN, LLC
ARCHITECT: Brian Houwman, Houwman Architects
DATE OF REVIEW: April 23, 2015
HPC SITE/DISTRICT: Jacob Schmidt Brewing Company Historic District
CATEGORY: non-contributing
CLASSIFICATION: building permit
STAFF INVESTIGATION AND REPORT: Bill Dermody
DATE: April 16, 2015

A. SITE DESCRIPTION:

The Bottle Warehouse Annex is located in the southeastern portion of the Jacob Schmidt Brewing Company Historic District. It is a large steel-framed, concrete warehouse that was added to the southeast corner of the Bottle and Case Warehouse by the G. Heileman Brewing Co. in 1975 and was supplemented by a second addition stretching to the east across Erie Street to Duke Street in 1980. Part of the 1975 expansion was demolished in 2013, which physically separated this building from the Bottle and Case Warehouse building. Also in 2013, the building was partially renovated with a covered parking use in the western portion that opened up the façades and replaced some of the south-facing solid overhead doors with glass ones, and a parking lot was added along James Avenue.

The period of significance for the Jacob Schmidt Brewing Company Historic District is established as 1858 – 1955.

B. PROPOSED CHANGES:

The application proposes several exterior changes in pursuit of converting the site to a food production use occupying the entire building. Along the north, west, and south façades, the openings formerly created for a parking use will be filled in with ribbed steel panels that match the existing panel profile. On the west façade, an existing 6'-high low wall set out about 8' to 10' will be demolished, with the newly exposed wall clad in ribbed steel panels to match existing. Also on the west façade and wrapping around to the south, a series of black tubular metal lattices will be placed a few inches out from the building and combined with landscaping to form "green walls". On the south, where five of the solid overhead doors were previously converted to glass, three more overhead doors will likewise be converted, leaving three solid doors for functional truck dock use. The building's southeastern portion has a west-facing wall, currently solid concrete, that will be opened up with two sets of glass windows and doors for new visitor entrances. One visitor entrance will have a new concrete staircase, a metal awning, and be framed by vertical pilasters of a shorter height but similar form to existing pilasters elsewhere on the building. The second visitor entrance is at parking lot grade and will include a new vestibule extension clad in ribbed metal. A combined metal awning wraps the corner and covers both the second visitor entrance and existing employee entrance/metal staircase. On the southeast façade that faces the railroad tracks, three overhead doors will be removed and four sets of windows will be added, the westernmost one with a metal awning. The entire building will be painted primarily dark brown, with black lattice and cream-colored awning accents. A new sign is proposed near the visitor entrances, though details are not provided. Finally, the roof will be replaced.

C. GUIDELINE CITATIONS:

Jacob Schmidt Brewing Company Design Review Guidelines (excerpt)

1. General Intent

The City of Saint Paul, a Certified Local Government in the National Historic Preservation Program, has agreed to conduct its design review of locally designated heritage preservation sites and districts according to the *Secretary of the Interior's Standards for Rehabilitation (1995)*. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. The ten Standards include:

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.*

8. New Construction.

8.1 General. *New construction refers to totally new structures, moved-in structures and new additions to existing structures. Any new construction should possess height, massing, setback, materials and rhythms compatible with surrounding structures. The reproduction of historic design and details is recommended only for limited cases of infill or small scale construction. Guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation.*

Site evaluation. Existing historic buildings and landscape features should be retained and rehabilitated in plans for redevelopment.

General character. New construction should reinforce the historic architectural and visual character of the area.

Views and Vistas: Exceptional views of the Main Brewery Complex from the River and both directions along West 7th Street should not be obstructed by new buildings or structures.

Built Form. Design new buildings to frame all public spaces, including streets and/or any other open spaces. Design new buildings to respect the historic antecedents, where appropriate, while creating a living and working environment for the 21st century. Design new buildings to fit in well with the historic buildings and context of the area by reflecting the scale, massing, quality of materials, and window openings of the surrounding structures.

Pedestrian circulation and parking. New construction should be oriented toward streets which are inviting environments for pedestrians. Parking areas should be placed at the rear of buildings wherever possible or screened with landscaping, low walls or appropriately detailed fences. Walls or plantings should not block prominent views or impact the historic character in a way that the character is lost.

8.2 Setback. *There are a variety of setbacks expressed in the Schmidt Brewery Historic District. However, new setbacks should relate to adjacent historic buildings.*

8.3 Massing, Volume, Height. *The largest and tallest structures are at the main brewhouse portion of the District. New construction should be compatible with the massing, volume, and height, of existing adjacent structures in the Historic District. Any new construction shall not diminish or obscure the existing tower element.*

8.4 Rhythm. *The rhythm in the Schmidt Brewery Historic District can be found both in the relation of additions onto buildings, and in the relation of elements on a single building facade. Rhythm between buildings is usually distinguished by slight variations in height, windows and doors, and details, including vertical and horizontal elements. Rhythm may be accentuated by slight projections and recessions of the facade, causing the scale of the building to match that of its*

neighbors. The rhythm of new construction should be compatible with that of existing structures.

8.5 Roofs and Cornices. New roof, and cornice designs should be compatible with existing adjacent structures. Generally, roofs in the District for commercial buildings are flat and roofs for residential buildings are sloped and varied. It is more important for roof edges to relate in size and proportion, than in detailing.

8.6 Materials and Details. Encourage the use of high-quality exterior materials. The materials and details of new construction should relate to the materials and details of existing adjacent buildings. New construction in the District should possess more detailing than typical modern commercial buildings, to respond to the surrounding buildings. Walls of buildings in the District are generally of brick and limestone.

8.7 Windows and Doors. Windows should relate to those of existing buildings in the District in the ratio of solid to void, distribution of window openings, and window setback. The proportion, size, style, function and detailing of windows and doors in new construction should relate to that of existing adjacent buildings. Window and door frames should be wood, steel or bronze-finished aluminum depending on the relationship of existing historic fabric.

9. Guidelines for Non-Contributing, Contemporary Buildings or Additions

9.1 Change to Contributing Status. A non-contributing building or structure built within the period of significance but substantially altered may be reclassified as a contributing building, but it must be brought into compliance with its original historic facade by means of restoration or replication.

9.2 Non-Contributing and Contemporary Building Additions and Alterations. Additions and alterations to non-contributing and contemporary buildings must be sympathetic and subordinate to historic structures. These changes must not impair intact historic context. Guidelines for new construction shall apply to non-contributing and contemporary buildings.

10. Site Considerations.

10.1 General. The traditional pattern of streets, curbs, boulevards and sidewalks in the area should be maintained. Distinctive features of spaces in the area such as train tracks, loading docks, retaining walls and steps that are important in defining the District's context should be preserved. New street furniture and landscape improvements such as benches, bus shelters, kiosks, sign standards, trash containers, planters and fences should be compatible with the character of the District. The historic urban pattern of grid plan streets should be retained and enhanced in improvement projects.

10.2 Fences and Retaining Walls. Fences which allow some visual penetration of front yard space are preferable to complete enclosure. Fences of wrought iron or wood which enclose the front yard should be no higher than three and one-half (3 1/2) feet. Cyclone fences should not be used to enclose front yards or the front half of side yards. Stone, brick and split face concrete block are preferable to landscape timber for the construction of retaining walls. Masonry retaining walls should be finished with caps or appropriate details.

10.3 Lighting. The location and style of exterior lights should be appropriate to the structure's age and original design intent.

10.4 Landscaping. New landscaping on the south side of West 7th Street should respect the historical and architectural character of the Historic District. Trees should not block prominent views of the brewery structures.

D. FINDINGS:

1. On May 25, 2011, the Jacob Schmidt Brewing Heritage Preservation District was established under Ordinance No. 11-46. 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. The Warehouse Annex is categorized as non-contributing to the Jacob Schmidt Brewing

Company (JSBC) Historic District given its construction outside the period of significance for the JSBC Historic District, which is 1858 – 1955. When alterations or additions are proposed on non-contributing elements the guidelines state “*Guidelines for new construction shall apply...*”

3. This proposal will not have a negative impact on “*Exceptional views [and vistas] of the Main Brewery Complex from the River and both directions along West 7th Street.*” Nor does the proposal disrupt the pyramid form of the historic core of brewery buildings as the proposal does not add any height to the existing structure (Guideline 8.3).
4. In general, the proposal is “*...sympathetic and subordinate to [the] historic structures...*” and complies with Guideline 9.2.

Rhythm (8.4):

5. The proposed façade renovations present a *rhythm* that is *compatible with that of existing structures*. The re-enclosed walls around the covered parking use maintain the vertical pilaster features and generally re-establish the previous existing rhythm. The new windows in the visitor entrance area are sized and shaped consistently with existing openings in order to maintain the compatible rhythm. The relationship of buildings to open space is not proposed to change for this proposal.

Materials and details (8.6):

6. The painted corrugated steel wall being restored and expanded “*...relate(s) to the [predominant] materials and details of existing adjacent buildings*”, specifically the bottle warehouse building just to the west with its restored metal panels. The painted corrugated steel wall does “*...possess more detailing than typical modern commercial buildings, to respond to the surrounding buildings.*” The proposed dark finish to the steel walls is appropriate in this setting.

Windows and doors (8.7):

7. The large, horizontally oriented openings created for the covered parking use did not “*...relate to those of existing buildings in the District in the ratio of solid to void, distribution of window openings, and window setback*”, and their enclosure through the subject application is an improvement. The newly created windows surrounding the visitors’ entrances generally follow the existing patterns of solid to void and have similar size and form to existing sets of windows.

General site considerations (10.1):

8. The low wall proposed for removal is not historic, and its removal enhances the setting for the historic bottle warehouse building to the west. The proposed new concrete stairway is compatible with the character of the district. This proposal will not result in the enhancement of the “*...historic urban pattern of grid plan streets*” as the Annex building was built over the vacated Erie Street.

Pedestrian circulation and parking (8.1):

9. The guideline states “*New construction should be oriented toward streets which are inviting environments for pedestrians. Parking areas should be placed at the rear of buildings wherever possible or screened with landscaping, low walls or appropriately detailed fences.*” The entrance is oriented to James Avenue. Sidewalk access along the building’s west side will be maintained. Landscaping in front of the parking lot will be maintained.

Landscaping (10.4):

10. Landscaping proposed for the west elevation “green screens” will not block prominent views of the brewery buildings.
11. Provided the conditions are met the proposal to renovate the subject site will not adversely affect the Program for the Preservation and architectural control of the Jacob Schmidt Brewing Company Heritage Preservation District (Leg. Code §73.06 (e)).

E. STAFF RECOMMENDATIONS:

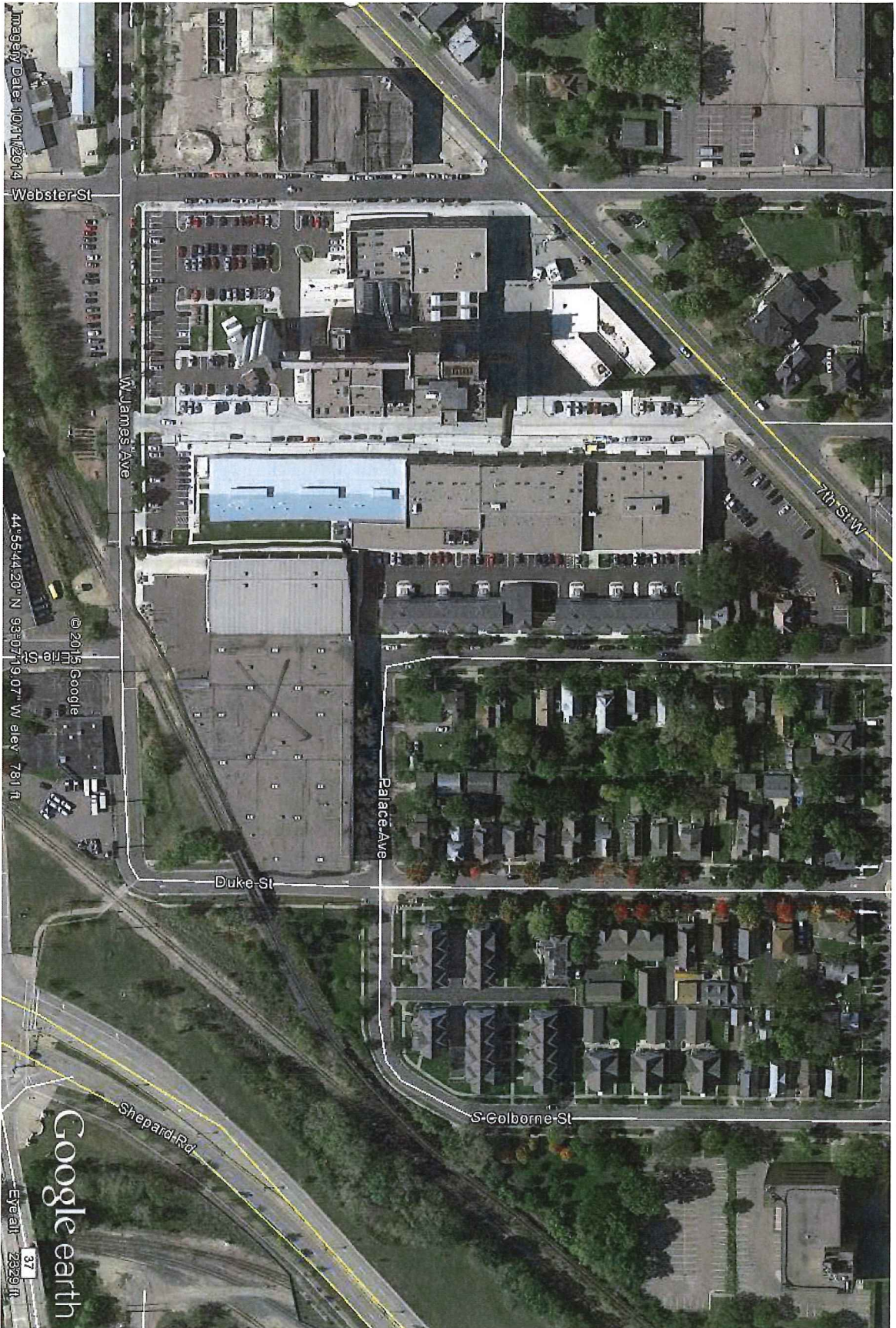
Based on the findings staff recommends approval of the building permit application provided the following conditions are met:

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. All glass shall be two-way and have no reflective or tinted qualities.
4. All final materials, finishes, colors and specifications shall be submitted to the HPC and/or staff for final review and approval. This includes, but is not limited to, the lattice, windows, awnings, and doors. Metal features shall not have a raw/shiny finish.

F. ATTACHMENTS

1. Aerial Photograph & Street Views
2. HPC Design Review Application & Supplemental Materials
3. Construction Plans, 11" x 17"



X = Subject site

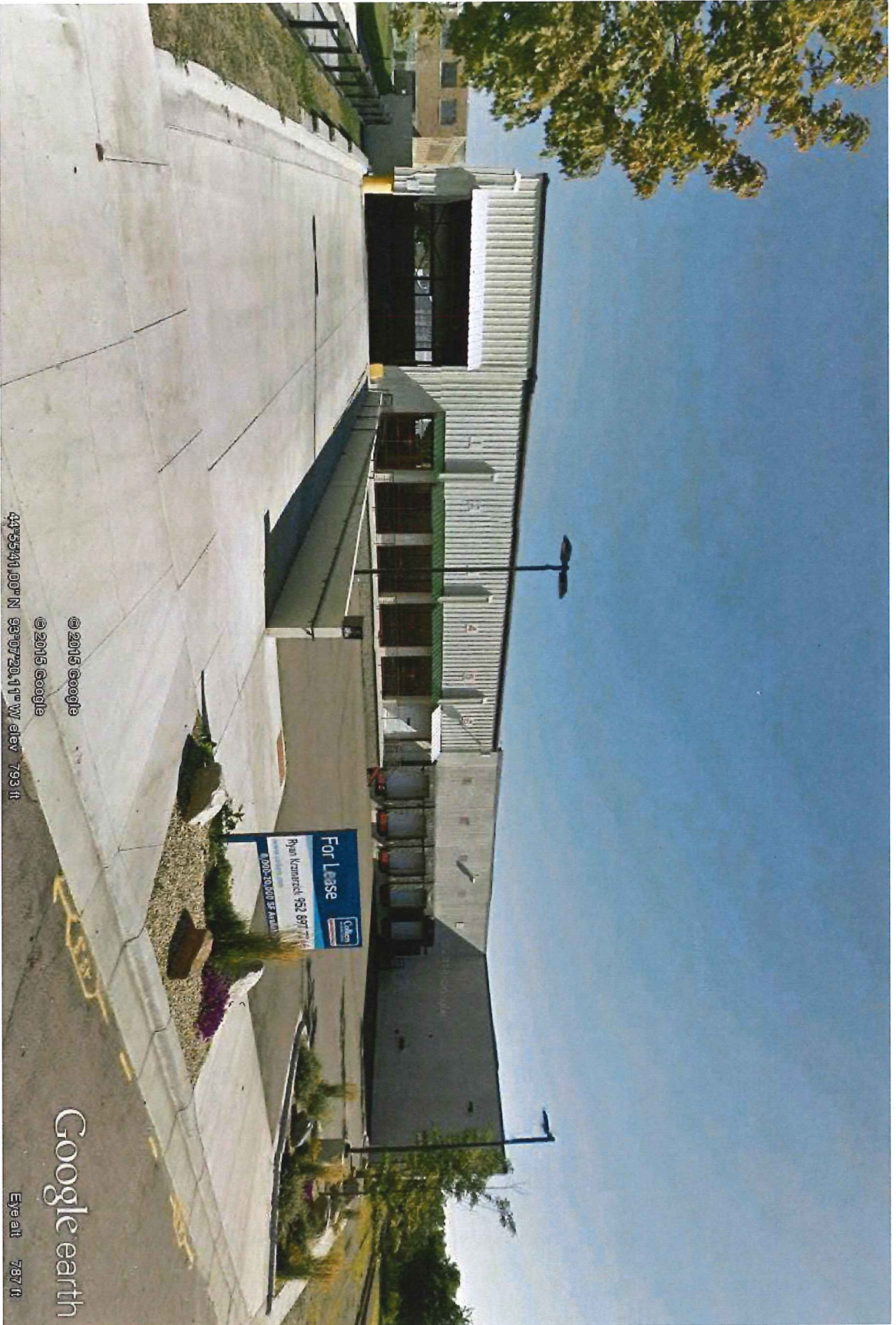


44°35'41.00" N 93°07'20.42" W elev 784 ft

@2015 Google

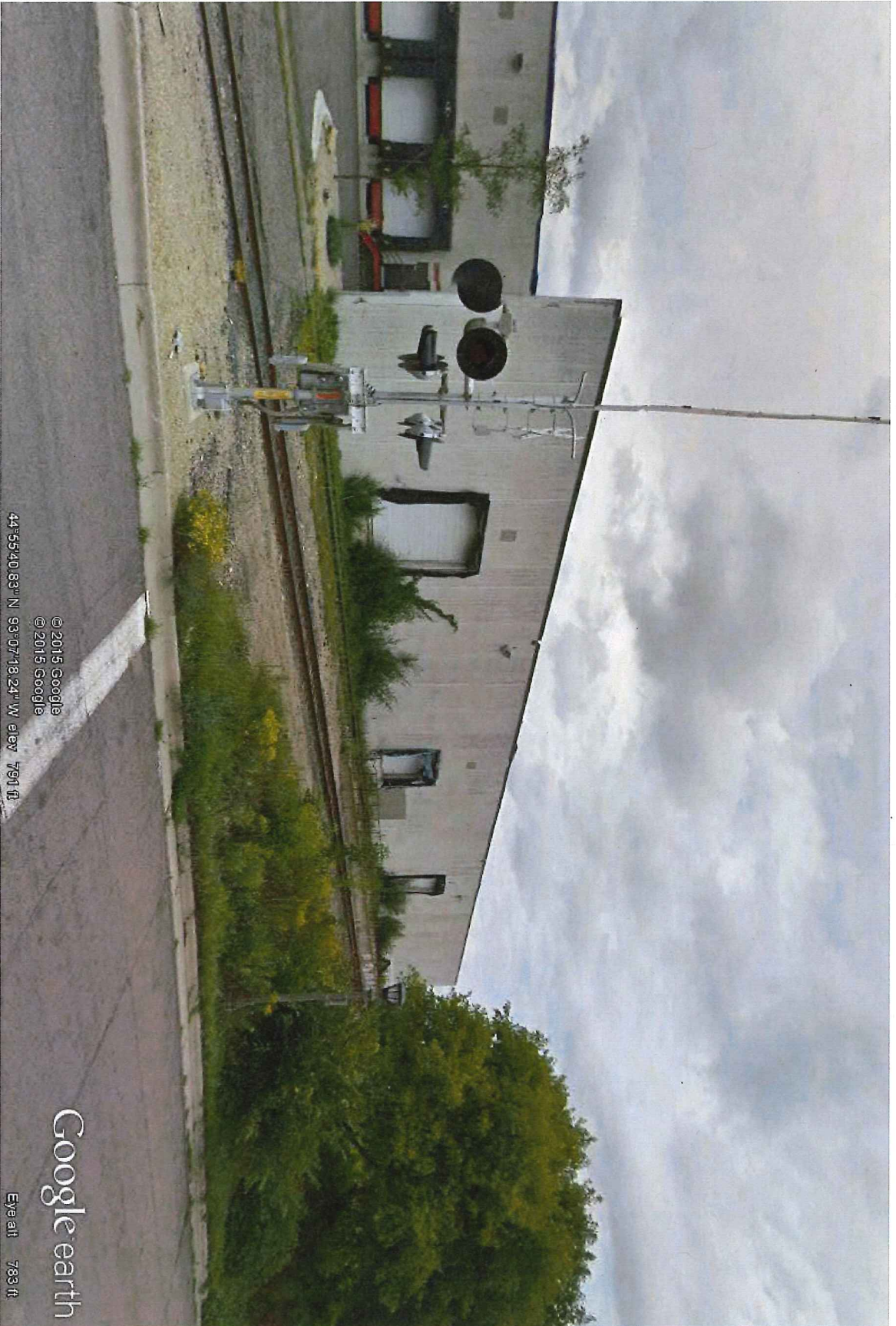
Google earth

Eye alt 789 ft



@ 2015 Google
@ 2015 Google
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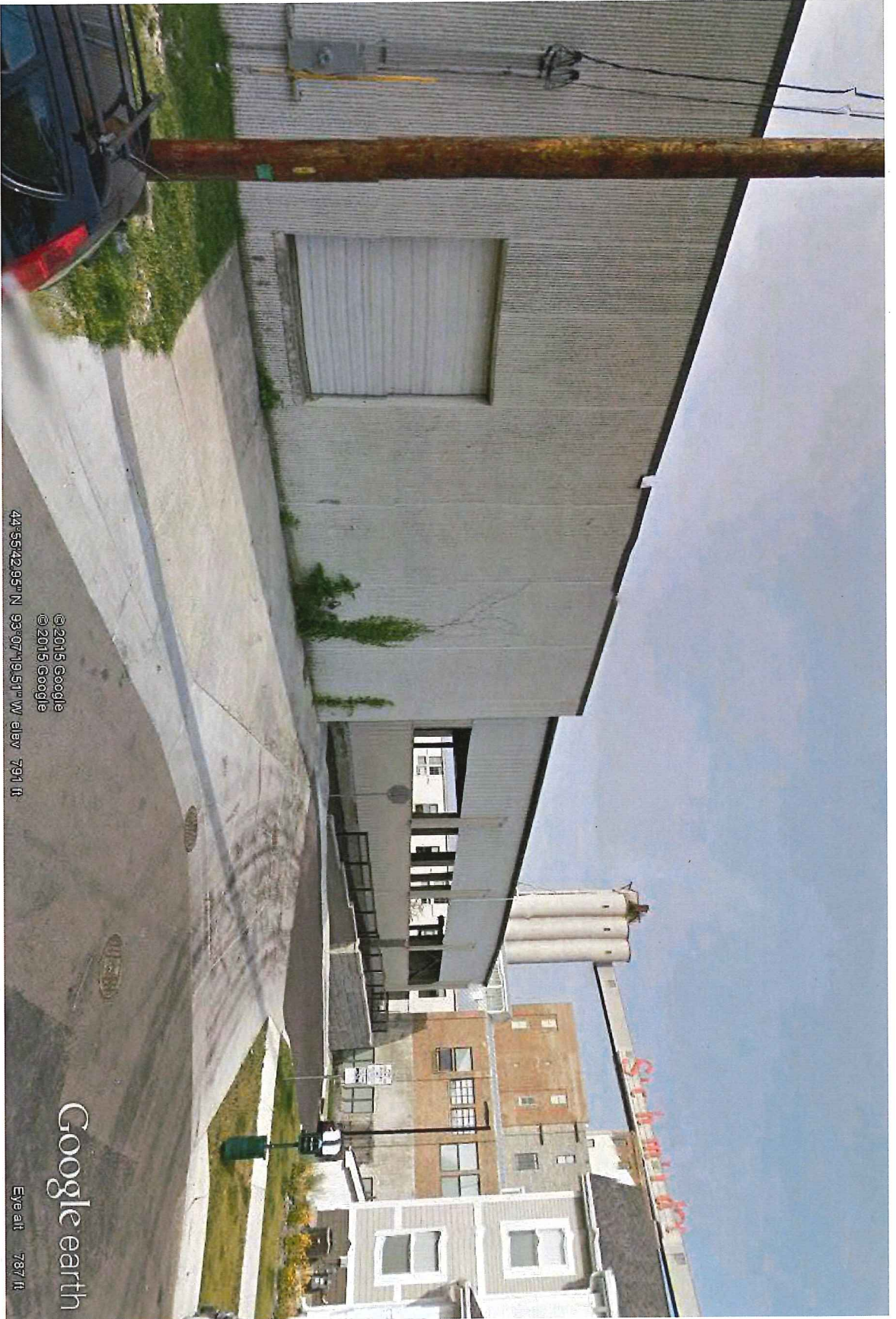
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© 2015 Google
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44°55'40.83" N 93°07'18.24" W elev 791 ft

Google earth

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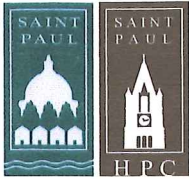


44°55'42.95" N 93°07'19.51" W elev 791 ft

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Google earth

Eye alt 787 ft



Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 West Fourth Street, 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 type="checkbox"/> Sign/Awning | <input checked="" 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: 543 James Ave Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: David Haider
 Company: Urban Organics
 Street and number: 700 Minnehaha Ave E
 City: St. Paul State: MN Zip Code: 55106
 Phone number: (651) 325-5671 e-mail: dave@urbanorganics.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: Brian Houwman

Company: Houwman Architects

Street and number: 31572 Snowball Rd.

City: Pengilly State: MN Zip Code: 55775

Phone number: (218) 929-9171 e-mail: brianwhouwman@yahoo.com

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.

Building to receive new roof. Open portions of South and North walls to be closed. Steps to be planted on the south wall. ~~North wall~~ Entire building to be painted.

Attach additional sheets if necessary

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 ✓

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: [Signature] Date: 4/1/15

Signature of owner: _____ Date: _____

FOR HPC OFFICE USE ONLY

Date received: 4-2-15 FILE NO. 15-026
District: JSBC /Individual Site: _____
Contributing/Non-contributing/Pivotal/Supportive/:
Type of work: Minor/Moderate/Major

____ Requires staff review

Requires Commission 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:

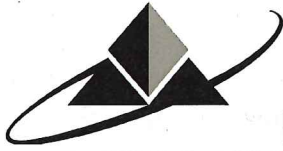
It has been determined that the work to be performed pursuant to the application does not adversely affect the program for preservation and architectural control of the heritage preservation district or site (Ch.73.06).

HPC staff approval
Date _____

Submitted:
 3 Sets of Plans
 1 Set 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: 4-23-15

City Permit # _____ - _____



HOUWMAN Architects, LLC

31572 Snowball Road, Pengilly, MN 55775

Phone-651-631-0200

brianwhouwman@yahoo.com

April 14, 2015

Good morning Bill,

I have copied your email comments into this letter & have responses for you. Please contact me further if these do not answer your needs.

Bill Dermody
City Planner
Planning & Economic Development
25 W. 4th St., 14th Floor; Saint Paul, MN 55102
651-266-6617 bill.dermody@ci.stpaul.mn.us

Brian,

Thank you for your HPC application for Urban Organics at 543 James Ave on the Schmidt Brewery Campus. We intend to schedule this item for the 4/26 HPC meeting (5pm @ City Hall Room 40 – you'll get written notification shortly), and I'm working on the staff report. I want to be sure I understand what is proposed for the west elevation.

Are the entireties of the openings on this elevation proposed to be filled with ribbed steel panels (Note 3 on A3.0)? **yes – we will leave the very top horizontal steel siding in place – then from there down to the ground place new steel siding. Set out a few inches from the wall will be the lattice work for plants to climb. The vertical lattice work, making the green wall framework, will be tailored after the fence details on the site.**

Is there a proposal to change the grade or demolish the lower wall along this elevation? (front page perspective view indicates a grade change with lots of added earth) **yes – we will demolish the lower wall – we will keep the existing sidewalk in place that runs north/south just to the west of this wall. From that sidewalk eastward is a retaining wall where the steel siding fence is. We will take down this steel siding fence, remove the concrete from the fence to the building west wall & replace this area with plantings up to the new building wall & vertical lattice green wall / replace-reset the retaining wall**

If not, where will the landscaping be placed? Immediately next to the new panels and "green wall framework"? Or down low, a few feet out from the main wall?

I would guess that "green wall" implies the landscaping is part of it, but the lack of soil up on that wall might be a practical issue.

