

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

FILE NAME: 141 Fourth Street E. – Pioneer-Endicott Building
DATE OF APPLICATION: August 12, 2015
APPLICANT: Pioneer Endicott, LLC
OWNER: same
DATE OF REVIEW: September 10, 2015
HPC SITE/DISTRICT: Individual Site, Pioneer and Endicott Building
CATEGORY: Pivotal
CLASSIFICATION: Sign Permit
STAFF INVESTIGATION AND REPORT: Bill Dermody
DATE: September 2, 2015

A. SITE DESCRIPTION:

The HPC Site Nomination Form (1979) states that the Pioneer and Endicott/Midwest Buildings were built at different times and were originally independent structures until 1941, when they were physically joined with combined mechanical and circulation systems and have been managed and owned as a single office/commercial complex since. They were also considered together when placed on the National Register of Historic Places in 1974.

The Pioneer Building is a sixteen story combination bearing-wall and iron frame structure that was designed by Chicago architect Solon S. Beman. It was constructed as a twelve-story building in 1889 in a Romanesque Revival style to house the Pioneer Press Printing Company. The lower two stories are primarily stone and the upper stories are primarily brick. The uppermost four stories were added in 1910 and Beman was commissioned to design the addition which he did in a more straightforward non-revival Commercial style. The building is representative of the evolution of American commercial architecture in the late 19th and early 20th centuries. The building is historically important as the former home of the Saint Paul Pioneer Press, Minnesota's oldest newspaper and because it was Saint Paul's first skyscraper. Other building firsts include: housing the first commercial broadcasting station in Minnesota, having the first glass-walled elevators in the nation, and the first commercial telephone answering service.

The Endicott/Midwest Building is an L-shaped structure that wraps around the Pioneer Building and has two architecturally distinct facades, one on Robert Street and one on Fourth Street. The six story building was built in 1890 as a combination bearing wall and iron frame structure. It was designed by renowned architect Cass Gilbert and is considered one of the finest examples of Italian Renaissance Revival architecture in the state.

B. PROPOSED CHANGES:

The application proposes two categories of signs: a 13'-4" by 4' vertically oriented, 6-panel aluminum wall sign to be affixed into mortar joints at the second floor level of the Pioneer Building's west elevation; and a series of window signs. The wall sign is attached to the wall at eight points (four pairs following horizontal mortar joints), with a separation of approximately 7 1/2" between the wall and the panel framing. The window signs involve white lettering on eight 2nd story windows and around two 1st story entrances, as shown in the application, as well as three 1st story windows whose existing signage has not been approved and is not addressed in the application materials (see photographs). Lettering for both sign categories will be digital print (material unknown) or vinyl. No lighting is proposed. The materials note that the wall sign's anchors are to be installed in mortar joints only.

C. BACKGROUND:

The site received a series of approvals in 2013 related to conversion of the buildings to apartments. Also in 2013, specifically May 23, the site received HPC approval for a 30' x 4' fabric banner located on the Pioneer Building's southwest corner, spanning floors 4 through 6 and facing south toward the Robert Street Bridge, subject to three conditions: (1) The proposed sign shall be attached into mortar joints only; (2) The banner shall be removed one year after the date the permit is issued. At the one year mark, a smaller, permanent sign could be proposed. The banner could be removed or an application for a time extension for the approved banner could be applied for; and (3) Any revisions to the approved plans shall be submitted to staff and/or the HPC for consideration.

D. GUIDELINE CITATIONS:

Preservation Program for both buildings (1979):

*The exterior appearance of the **Pioneer Building** should be preserved in a manner consistent with the original design intent. (This applies to the building facades visible from the street: the west and south facades and the upper seven floors on the east façade.) The upper cornice is an important design element and should be preserved. Regular inspection and maintenance of the cornice is encouraged for aesthetic and safety reasons. The lower window lintels in the southwest corners which have been engraved with "Pioneer Press" should not be obscured. If possible, restoration of the bulletin board area in the lower southwestern corner is encouraged. Original fenestration should be preserved. Signs and other attachments should not conceal architectural detail, clutter the building's image nor distract from the unity of the façade, but should be integrated in a manner which complements the over-all design.*

*The exterior appearance of the **Endicott-Midwest Building** should be preserved in a manner consistent with the original design intent. (This applies to all building facades visible from the street: the south and south east facades on Fourth Street, and the west façade on Robert Street.) The cornice is an important design element and should be preserved. Regular inspection and maintenance of the cornice is encouraged for aesthetic and safety reasons. Original fenestration should be preserved. Signs and other attachments should not conceal architectural detail, clutter the building's image nor distract from the unity of the façade, but should be integrated in a manner which complements the over-all design.*

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. The properties are listed on the National Register of Historic Places and are locally designated as Heritage Preservation Sites. They are pivotal historic structures that contribute to Saint Paul's architectural and historical fabric.
2. The proposed signs do not *conceal architectural detail, clutter the building's image nor distract from the unity of the façade*. The proposed wall sign is very thin and therefore has limited visual impact from the profile view. From other view angles, the wall sign is

appropriately sized and placed to avoid clutter, and does not overlap the cornice above the second floor or any other significant architectural detail. Its dark finish is appropriate and does not distract from the unity of the façade.

3. The window signs are appropriately sized and centered within storefront windows and around entrances in a manner that does not clutter the building's image or overwhelm the windows.
4. The proposed wall sign attaches to mortar joints, rather than to brick or stone, so as to *not destroy historic materials... that characterize (the) property*. The method of attachment allows the sign to be removed in the future so that *the essential form and integrity of the historic property and its environment would be unimpaired*.
5. Illumination is not proposed.
6. The existing fabric banner is not made of durable material and its function would be replaced by the sign proposed by this application. The fabric banner should be removed if the proposed sign is installed.
7. The proposal will not have an adverse impact on the site's Program for Preservation if the conditions are met (Leg. Code §73.06 (e)).

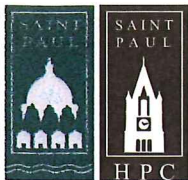
F. STAFF RECOMMENDATION:

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

1. All final materials and details shall be submitted to HPC staff for final review and approval.
2. Any revisions to the approved plans must be reviewed and approved by staff and/or the HPC.
3. Upon installation of the projecting wall sign, the banner sign shall be removed.
4. The wall sign shall have a dark finish.
5. The HPC stamped approved construction drawings shall remain on site for the duration of the signage installation.

G. ATTACHMENTS:

1. Application materials
2. Staff photos



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: 141 4th St E. St. Paul Zip Code: 55101

3. APPLICANT INFORMATION

Name of contact person: Nissa Kellogg

Company: Pioneer Endicott, LLC

Street and number: 275 4th St. E Suite 720

City: Saint Paul State: MN Zip Code: 55101

Phone number: (612) 805-2306 e-mail: akeillogg@pakproperties.net

4. PROPERTY OWNER(S) INFORMATION (If different from applicant)

Name: Pioneer Endicott, LLC

Street and number: 141 E. 4th St.

City: St. Paul State: MN Zip Code: 55101

Phone number: (612) 805-2306 e-mail: akeillogg@pakproperties.net

5. PROJECT ARCHITECT (If applicable)

Contact person: Doug G

Company: Signation Sign Group

Street and number: 6840 Shingle Creek Pkwy #31

City: Brooklyn Center State: MN Zip Code: 55430

Phone number: (763) 561-1004 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 redesigned exterior
sign on Robert Street.
also included building
master plan submitted to DSE

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:

Date:

Signature of owner:

Date:

FOR HPC OFFICE USE ONLY

Date received: 08/12/15

FILE NO. 15-150498

Date complete: _____

District: 9 / Individual Site: Pioneer-Endicott Building

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

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

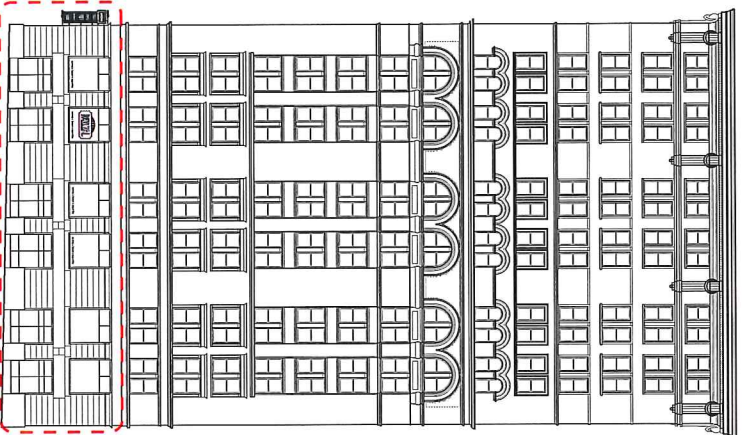
Date _____

Submitted:

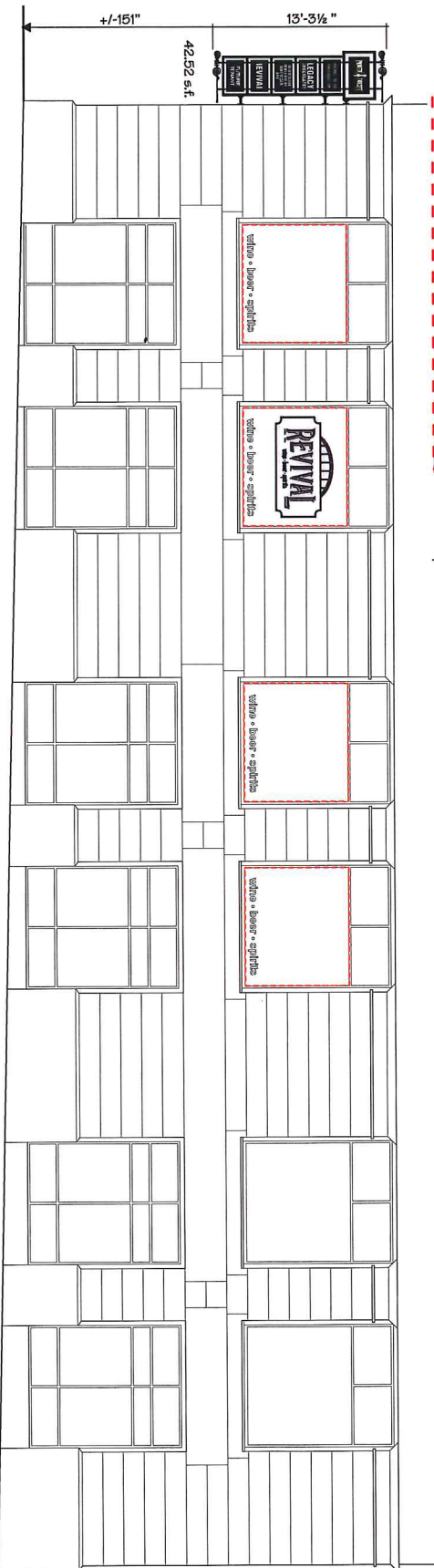
- ☐ 3 Sets of Plans
- ☐ 15 Sets of Plans reduced to 8 1/2" by 11" or 11" by 17"
- ☐ Photographs
- ☐ CD of Plans (pdf) & Photos (jpg)
- ☐ City Permit Application
- ☐ Complete HPC Design Review application

Hearing Date set for: _____

City Permit # 15 - 149876 thru 149953



2 | PIONEER BUILDING - SOUTH ELEVATION
A201 | 1/32"=1'-0" / 1/8"=1'-0"



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DOUG

DESIGN

JAMES C

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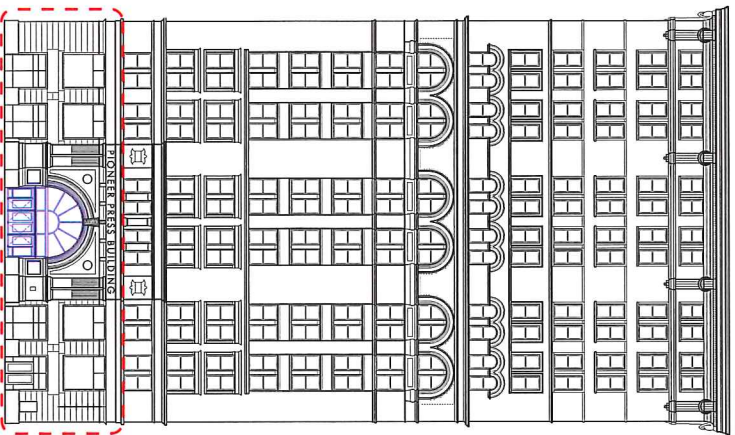
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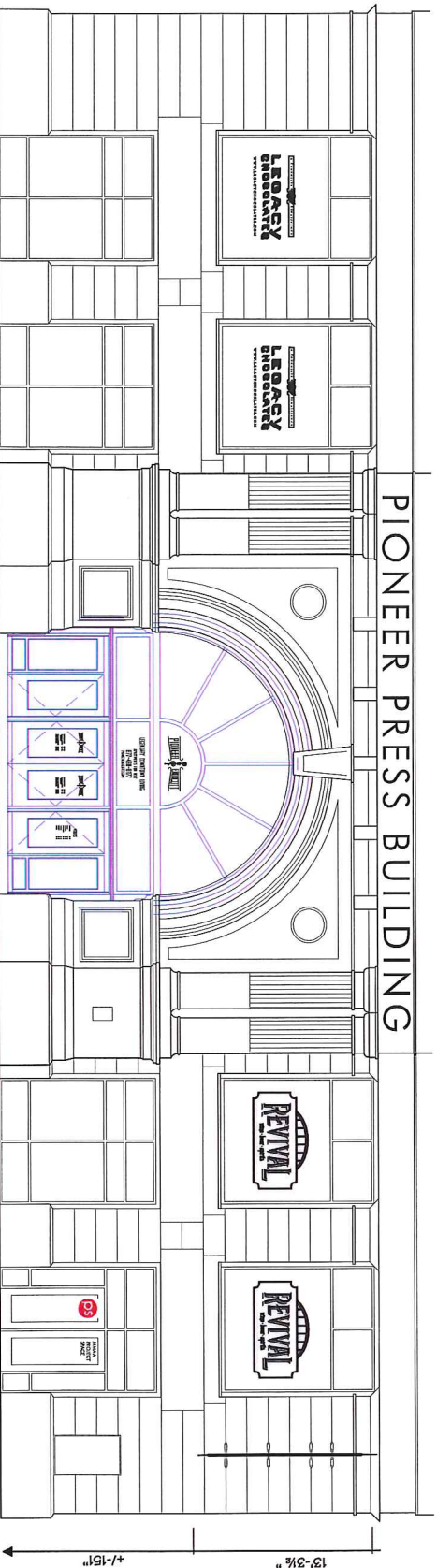
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A201 1/32"=1'-0" / 1/8"=1'-0"



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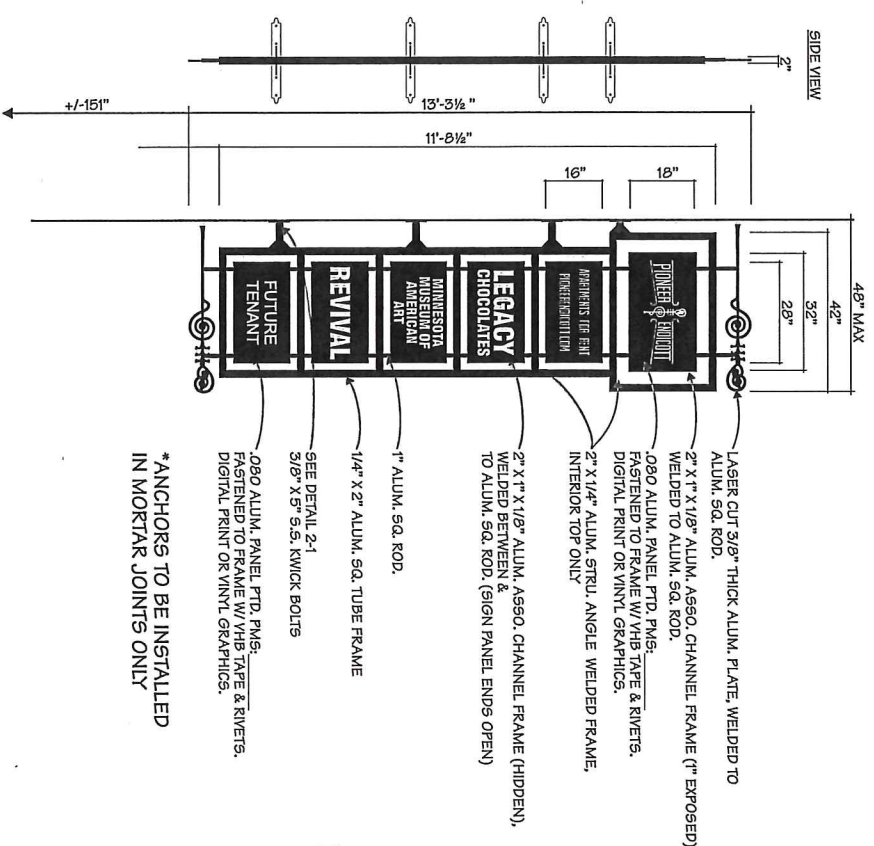
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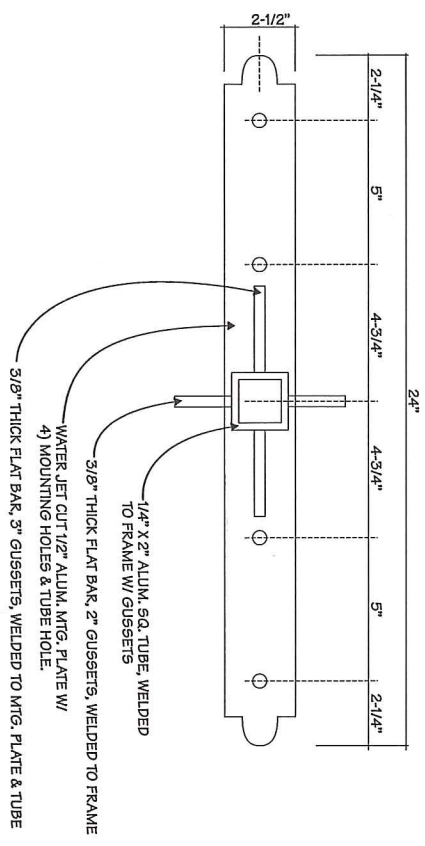
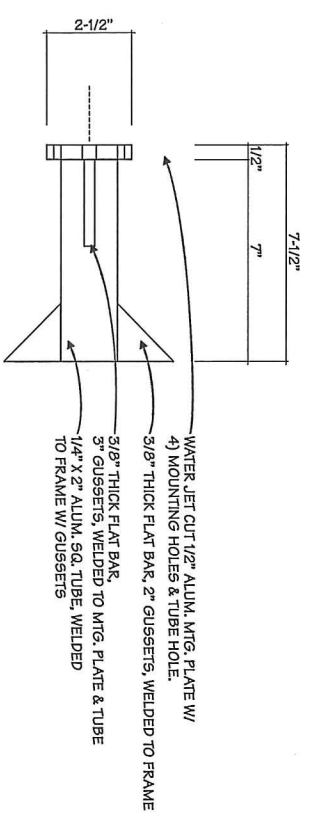
1 LAYOUT: NON ILLUMINATED BLADE SIGN, QTY: 1
42.52 s.f.
ARTWORK PROVIDED
SCALE: 3/8"=1'-0"

2 DETAIL: MTG. BRACKET
1

SCALE: 3/8"=1'-0"



* ANCHORS TO BE INSTALLED
IN MORTAR JOINTS ONLY

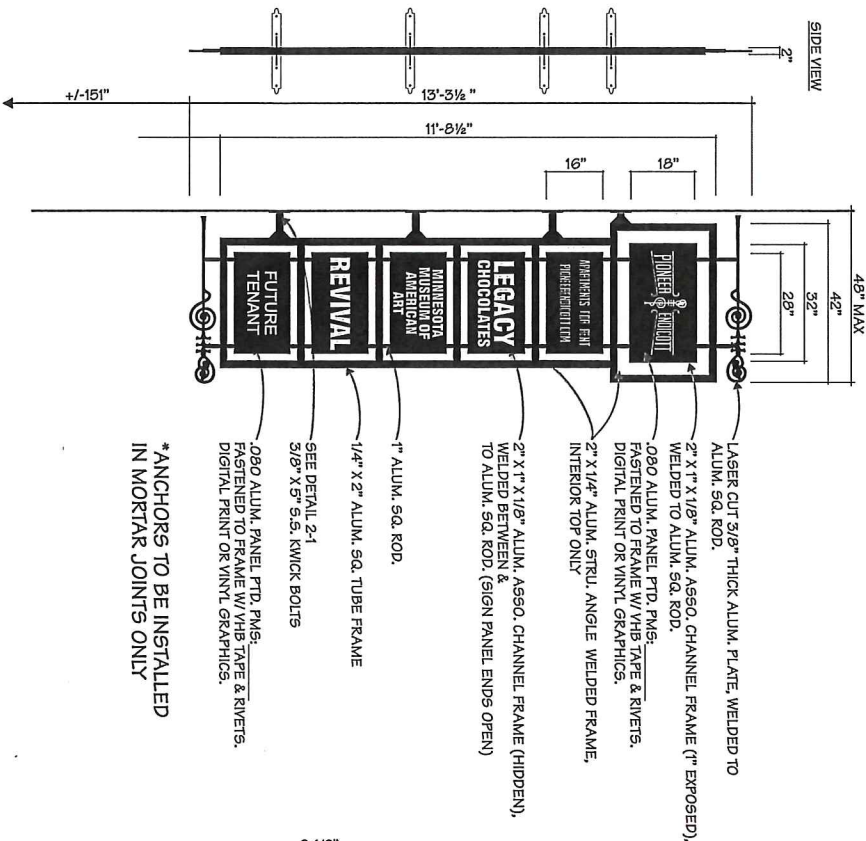


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SCALE: 3/8" = 1'-0"

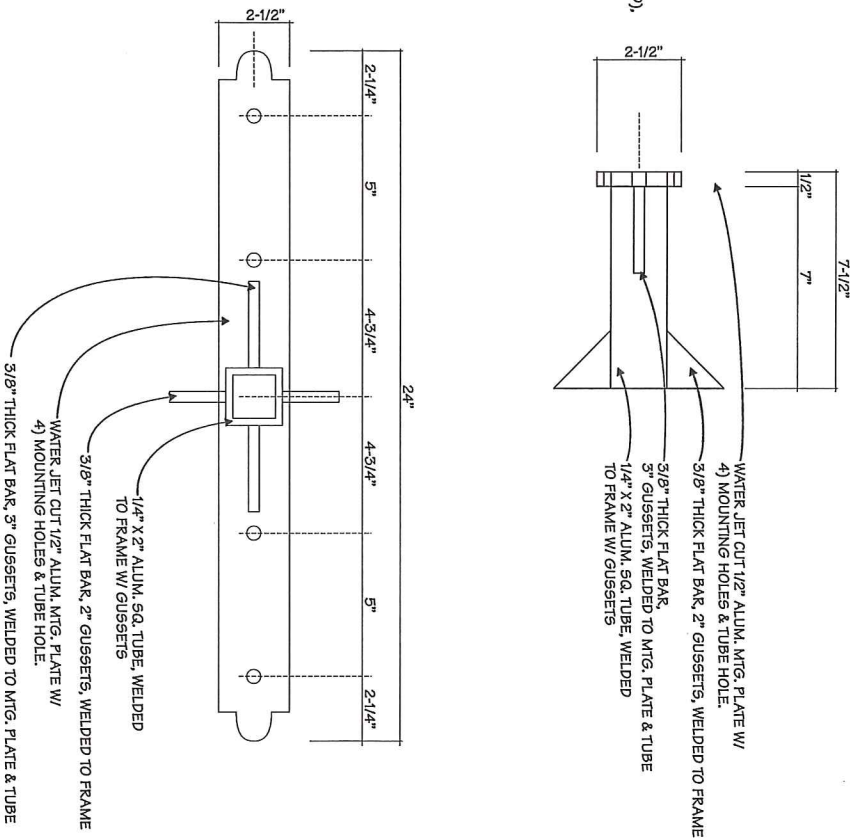
2 DETAIL: MTG. BRACKET

SCALE: 3" = 1'-0"



* ANCHORS TO BE INSTALLED
IN MORTAR JOINTS ONLY

- LASER CUT 3/8" THICK ALUM. PLATE, WELDED TO ALUM. SQ. ROD.
- 2" X 1" X 1/8" ALUM. AS90. CHANNEL FRAME (1" EXPOSED), WELDED TO ALUM. SQ. ROD.
- .090 ALUM. PANEL PTD. PMS. FASTENED TO FRAME W/ VHS TAPE & RIVETS. DIGITAL PRINT OR VINYL GRAPHICS.
- 2" X 1/4" ALUM. STRU. ANGLE WELDED FRAME, INTERIOR TOP ONLY
- 2" X 1" X 1/8" ALUM. AS90. CHANNEL FRAME (HIDDEN), WELDED BETWEEN & TO ALUM. SQ. ROD. (SIGN PANEL ENDS OPEN)
- 1" ALUM. SQ. ROD.
- 1/4" X 2" ALUM. SQ. TUBE FRAME
- SEE DETAIL 2-1
- 3/8" X 5" S.S. KWICK BOLTS
- .090 ALUM. PANEL PTD. PMS. FASTENED TO FRAME W/ VHS TAPE & RIVETS. DIGITAL PRINT OR VINYL GRAPHICS.



- WATER JET CUT 1/2" ALUM. MTG. PLATE W/ 4) MOUNTING HOLES & TUBE HOLE.
- 3/8" THICK FLAT BAR, 2" GUSSETS, WELDED TO FRAME
- 3/8" THICK FLAT BAR
- 3" GUSSETS, WELDED TO MTG. PLATE & TUBE
- 1/4" X 2" ALUM. SQ. TUBE WELDED TO FRAME W/ GUSSETS
- 1/4" X 2" ALUM. SQ. TUBE, WELDED TO FRAME W/ GUSSETS
- 3/8" THICK FLAT BAR, 2" GUSSETS, WELDED TO FRAME
- WATER JET CUT 1/2" ALUM. MTG. PLATE W/ 4) MOUNTING HOLES & TUBE HOLE.



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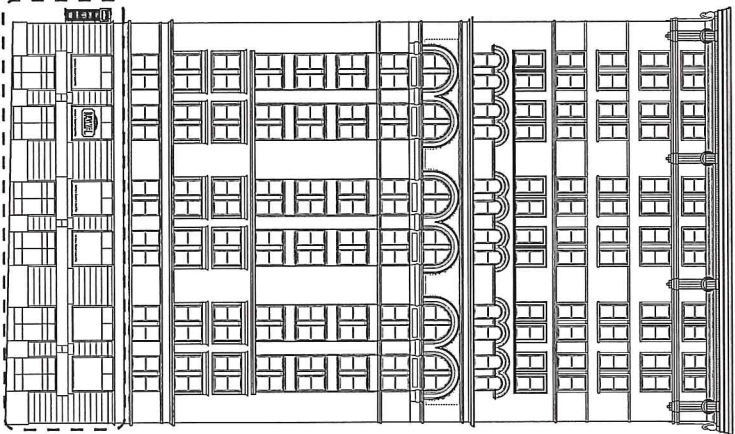
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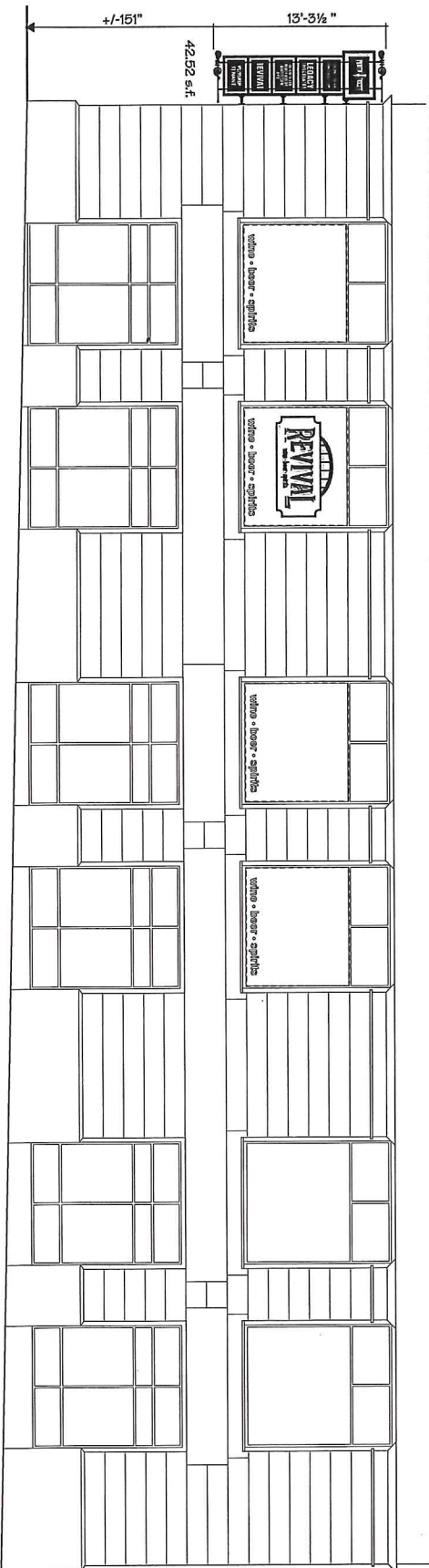
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A201 | 1/32" = 1'-0" / 1/8" = 1'-0"



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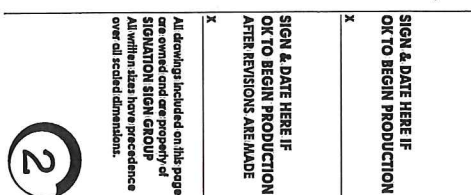
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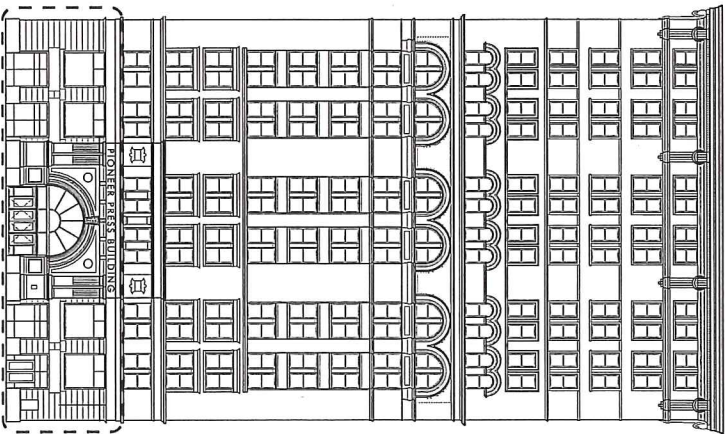


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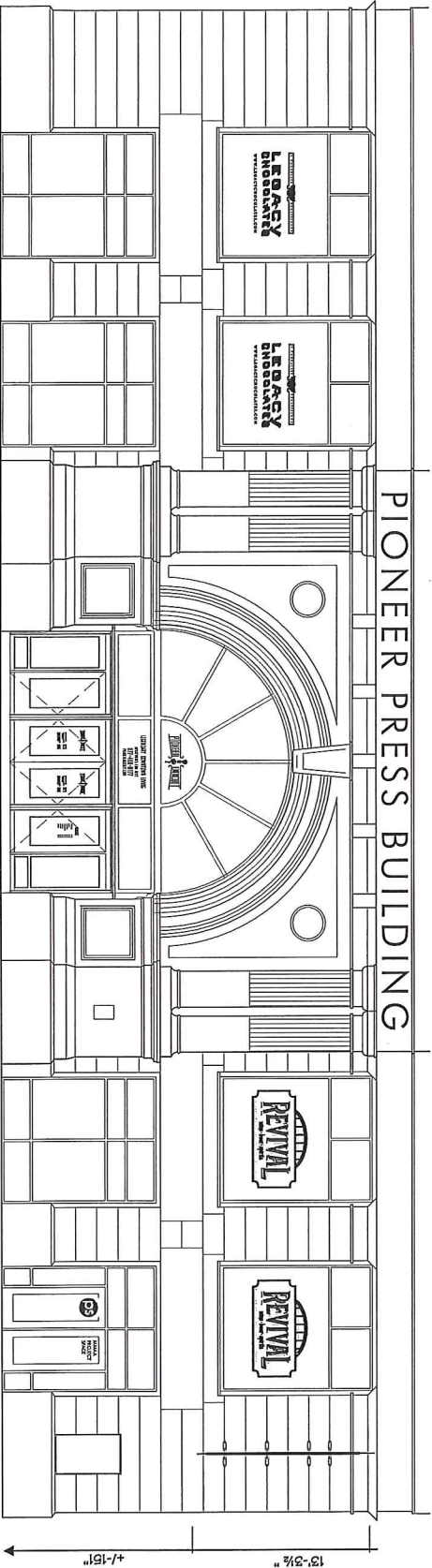


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1 | PIONEER BUILDING - WEST ELEVATION
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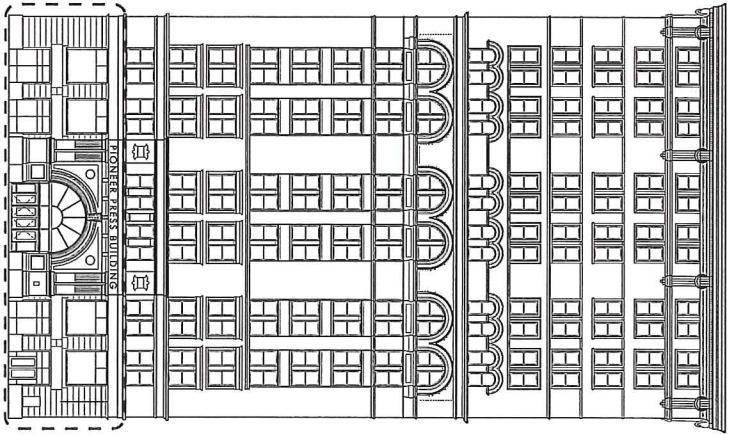
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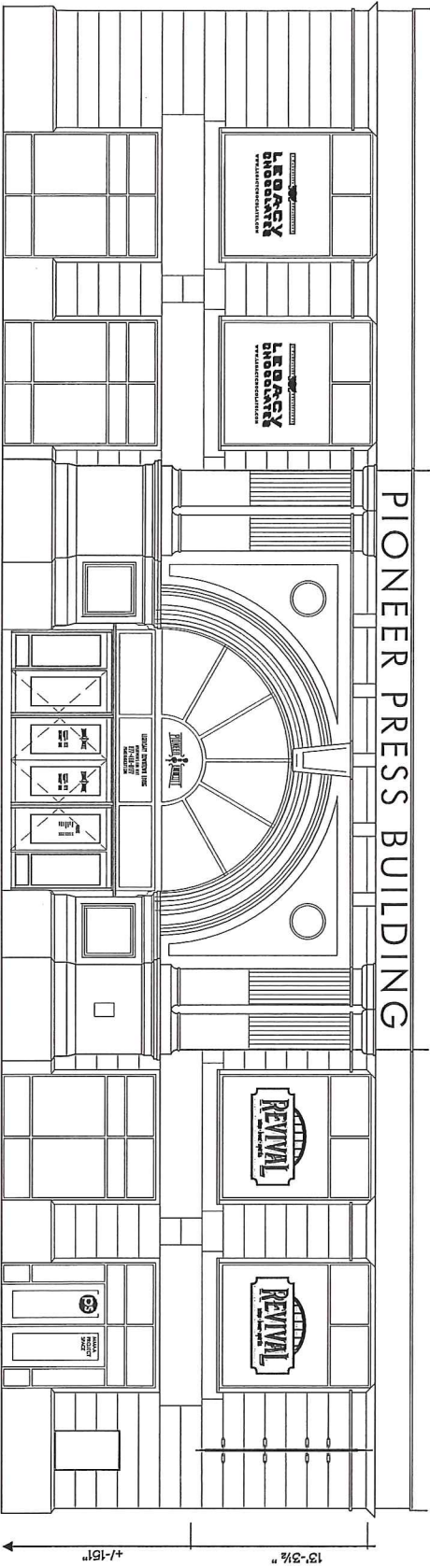
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1 | PIONEER BUILDING - WEST ELEVATION
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ROBERT STREET



13'-3 1/2" ±
4'-15 1/2" ±



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877-460-8777

white • beer • spirits

BEVITA
white • beer • spirits

Mercantile Museum

Chicago American Art

DO NOT ENTER
DO NOT ENTER
DO NOT ENTER



PIONEER PRESS BUILDING.

REVIVAL

wine • beer • spirits

wine • beer • spirits

PIONEER PRESS BUILDING

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