



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-266-6549*

## **MEMORANDUM**

**Date:** October 2, 2015

**To:** Heritage Preservation Commission

**From:** Christine Boulware

**Re:** 208-210 Bates Avenue, Schacht Block – Dayton's Bluff Heritage Preservation District

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## **BACKGROUND**

On February 27, 2014, the HPC reviewed and conditionally approved the demolition of the Schacht Block at 208-210 Bates Avenue with a vote of 6-2 (Mazanec, Trimble).

The conditions for approval are as follows:

1. Stabilize, retain and restore the facade of the building for incorporation into future construction at the property, but that stabilization does not need to occur in-situ but can be stored off site. The applicant shall retain the proper qualified preservation professionals to carefully and creatively explore façade preservation in the short-term and for incorporating into future construction. The final outcome and scope shall be brought back to the HPC for final review and approval.
2. The building shall be documented following the Minnesota Historic Property Record (MHPR) archival photo documentation standards prior its removal from the facade, at the owner's to expense. Two copies of the 2012 HPC reviewed plans in 11" x 17" format will be accepted in lieu of as-built drawings. Two copies of the documentation shall be forwarded to the HPC (one copy to be delivered to the Ramsey County Historically Society.)

On March 3, 2015, the HRA requested an extension of the HPC decision. HPC staff granted a one year extension on April 9, 2015.

## **HRA SUBMITTAL**

The HRA submitted photographic documentation (print and digital) on September 1, 2015 by and façade stabilization study and recommendation on September 22, 2015 (See attachments)

## **STAFF RECOMMENDATION**

Based on the documentation and study provided, HPC staff recommends the following:

1. The photographic and plan documentation meets the condition and shall be accepted as presented.
2. High-resolution, digital photographs shall be taken of one of the oriel windows once the non-historic wood-cladding has been removed. Those photographs shall document the materials and details of the oriel window and shall be submitted to HPC staff on an archival CD.
3. The façade stabilization study and recommendation meets the condition and shall be accepted as presented. The demolition of the 208-210 Bates Avenue may proceed.

## **ATTACHMENTS**

1. HPC decision letter (March 4, 2014)
2. Request for Extension (March 4, 2015)
3. Extension letter (April 9, 2015)
4. Archival photo documentation (July 31, 2015)
5. 2012 HPC reviewed plans (11"x17")
6. Façade stabilization study and recommendation (September 15, 2015)

**MOTION  
SECOND**

**IN FAVOR  
AGAINST  
ABSTAIN**



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

25 West Fourth Street  
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Telephone: 651-266-6700  
Facsimile: 651-228-3220

March 3, 2014 revised March 4, 2014

Roxanne Young  
Saint Paul Housing & Redevelopment Authority  
25 W 4<sup>th</sup> Street, Suite 1100  
St. Paul, MN 55102

Re: 208-210 Bates Avenue –Daytons Bluff Heritage Preservation District  
Public Hearing/Permit Review, February 27, 2014 - Agenda Item VI.F. - HPC File #14-015

Dear Ms. Young:

The Heritage Preservation Commission (HPC) considered at its February 27, 2014 meeting your application for a **demolition permit to raze the Schacht Block** at the property listed above. **The HPC voted 6-2 (Mazanec, Trimble) to conditionally approve your proposal.** This decision was based on the discussion at the public hearing, public testimony and findings adopted by the HPC.

The application will be approved provided the following condition(s) are met:

1. Stabilize, retain and restore the facade of the building for incorporation into future construction at the property, but that stabilization does not need to occur in-situ but can be stored off site. The applicant shall retain the proper qualified preservation professionals to carefully and creatively explore façade preservation in the short-term and for incorporating into future construction. The final outcome and scope shall be brought back to the HPC for final review and approval.
2. The building shall be documented following the Minnesota Historic Property Record (MHPR) archival photo documentation standards prior its removal from the facade, at the owner's to expense. Two copies of the 2012 HPC reviewed plans in 11" x 17" format will be accepted in lieu of as-built drawings. Two copies of the documentation shall be forwarded to the HPC (one copy to be delivered to the Ramsey County Historically Society.)

You or any aggrieved party has the right to appeal the Heritage Preservation Commission's decision to the Saint Paul City Council under Chapter 73 of the Saint Paul Legislative Code. Such an appeal must be filed within 14 days of the date of the HPC's order and decision. Chapter 73 states:

*(h) Appeal to city council. The permit applicant or any party aggrieved by the decision of the heritage preservation commission shall, within fourteen (14) days*

*of the date of the heritage preservation commission's order and decision, have a right to appeal such order and decision to the city council. The appeal shall be deemed perfected upon receipt by the division of planning of two (2) copies of a notice of appeal and statement setting forth the grounds for the appeal. The division of planning shall transmit one copy of the notice of appeal and statement to the city council and one copy to the heritage preservation commission. The commission, in any written order denying a permit application, shall advise the applicant of the right to appeal to the city council and include this paragraph in all such orders.*

Please note, an HPC approval or conditional approval does not obviate the need for meeting applicable building and zoning code requirements, nor is it a permit to allow for work to commence. An HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plans are made, be aware that additional HPC and/or staff review will be required.

Please contact me at 651.266.6715 with any questions you may have.

Sincerely,

Christine Boulware,  
Historic Preservation Specialist

cc: Todd Sutter, DSI  
File

March 3, 2015

Donna Drummond, Planning Administrator  
City of Saint Paul Department of Planning and Economic Development  
25 West Fourth Street, Suite 1400  
Saint Paul, MN 55102

RE: Conditional demolition approvals for 208-210 Bates Avenue and 216-218 Bates Avenue

To Ms. Drummond:

One year ago the Heritage Preservation Commission granted the Housing and Redevelopment Authority of the City of Saint Paul (HRA) conditional approvals for the demolition of property located at 208-210 Bates Avenue (#14-015) and 216-218 Bates Avenue (#14-014). The HRA has yet to pull a permit for the approved activity and is therefore requesting an extension of both approvals.

Staff has been in contact with the parties that will be involved in fulfilling the HPC's conditions and anticipates seeking demolition permits from the Department of Safety and Inspections in the spring or summer of this year. HRA staff will be in close contact with HPC staff throughout the process and will provide the requested information and seek the appropriate staff-level and Commission approvals prior to proceeding with demolition.

Please feel free to contact Sarah Zorn or Joe Musolf with any questions or if any additional documentation is required.

Respectfully,

Jonathan Sage-Martinson  
Executive Director, HRA

Enc: Approval letter for 208-210 Bates (#14-015)  
Approval letter for 216-218 Bates (#14-014)

cc: Patty Lilledahl, Director of Housing  
Amy Spong  
Christine Boulware  
Joe Musolf  
Sarah Zorn  
File



CITY OF SAINT PAUL  
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Telephone: 651-266-6700  
Facsimile: 651-266-6549

April 9, 2015

Jonathan Sage-Martinson, Executive Director  
Saint Paul Housing and Redevelopment Authority  
25 West 4<sup>th</sup> Street, 1300 City Hall Annex  
Saint Paul, MN 55102

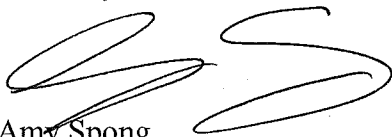
Re: 208-210 Bates (HPC File #14-015) and 216-218 Bates (HPC File #14-014), Dayton's  
Bluff Heritage Preservation District

Dear Mr. Sage-Martinson:

We have received and reviewed your request for an extension of the Heritage Preservation Commission (HPC) decisions conditionally approving demolitions at 208-210 Bates and 216-218 Bates Avenue in the Dayton's Bluff Heritage Preservation District. An extension, not to exceed one year, shall be granted and will expire on March 3, 2016 if no permits have been issued.

Please feel free to call staff at 651-266-9078 if you have any questions.

Sincerely,



Amy Spong  
Historic Preservation Specialist

cc: Patti Lilledahl (via email)  
Joe Musolf (via email)  
Sarah Zorn (via email)  
Donna Drummond (via email)  
File

















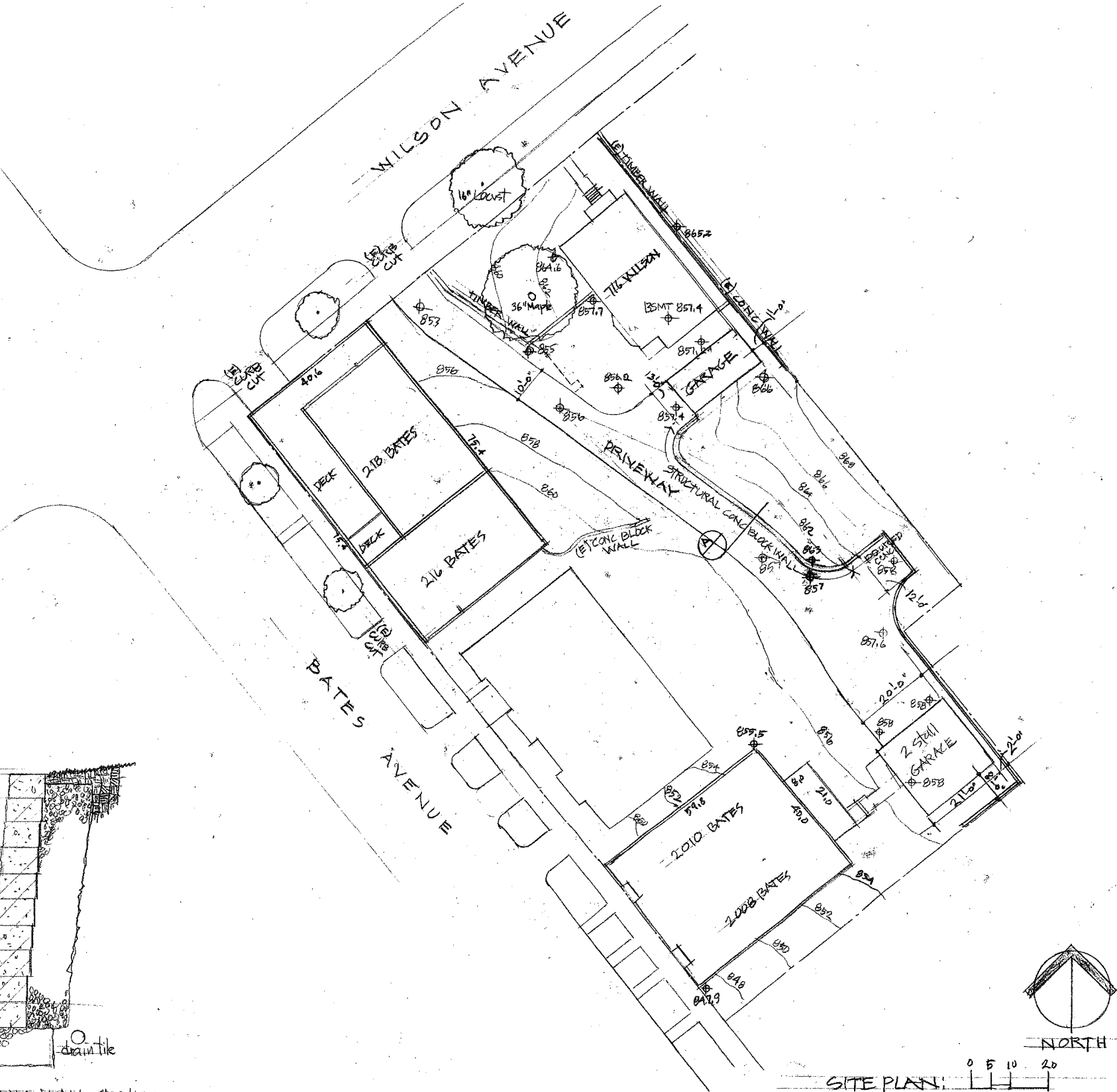
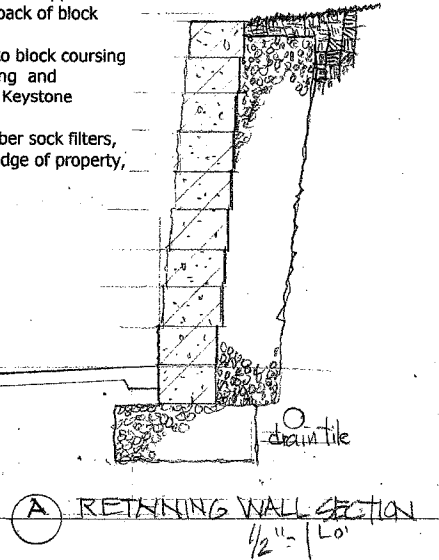






Landscape Retaining Wall Notes

- 1. Top of wall shall be determined by landscape contours: typical height above driveway: 6'-0".
- 2. Landscape block: Keystone Standard, rough face type, 8"x16" face dimensions, laid in running courses, interlocked, each course stepped back approx 1"
- 3. Base for wall shall be compacted aggregate
- 4. Back of wall infill: compacted aggregate jacket approx. 16-18" thickness, with filter fabric against back of block coursing.
- 5. Lateral stabilization: Geo-Grid anchored into block coursing extending into embankment; vertical spacing and embedded dimension to be determined by Keystone landscape engineer.
- 6. Install pvc drain tile at base of wall, with fiber sock filters, with outflow extending to Wilson Avenue edge of property, exact location to be determined.



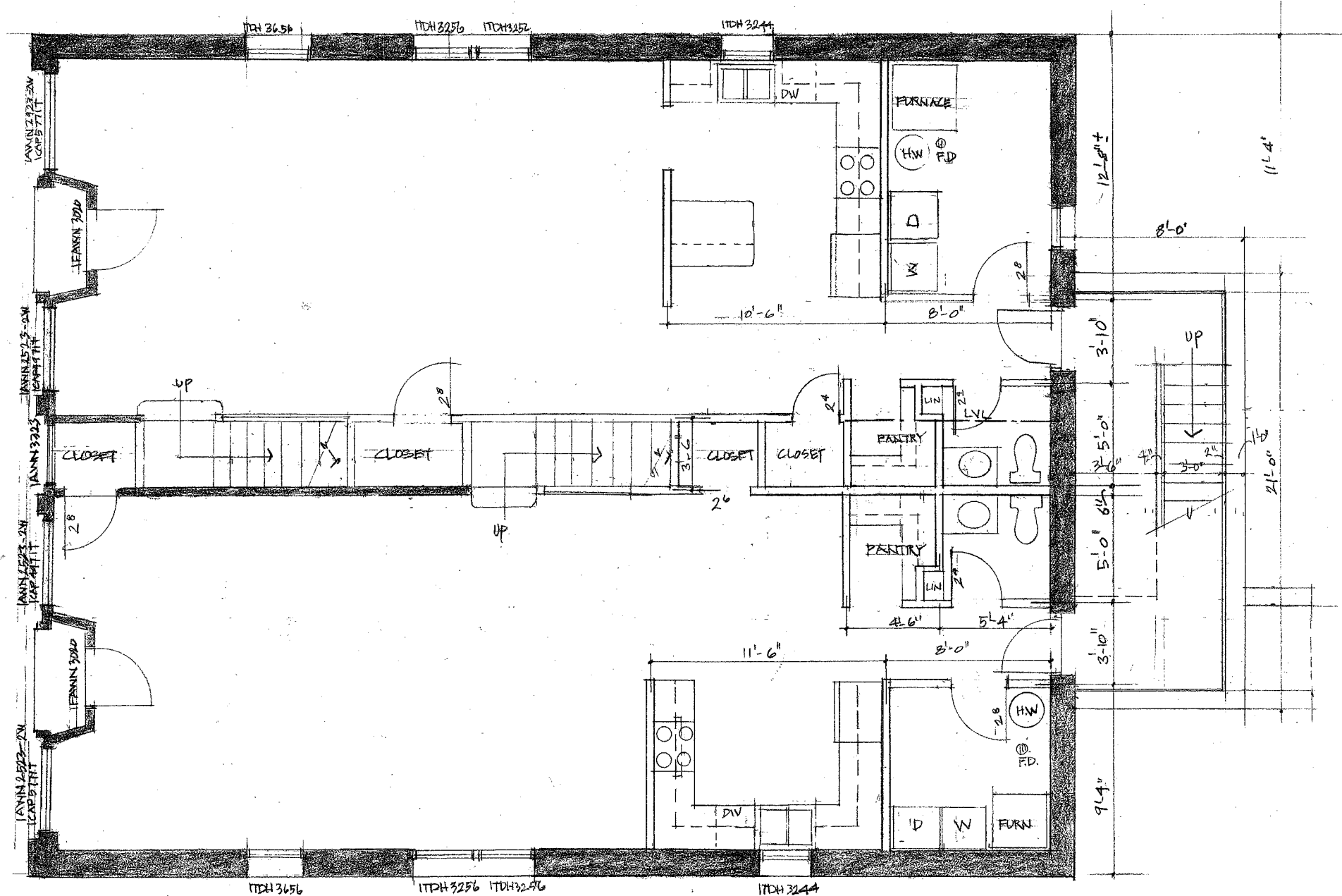
AUGUST 2, 2012

**Wilson / Bates Renovation**  
Dayton's Bluff Historic District  
Saint Paul, MN

**Karen Gierstad, Architect**  
4733 Isabel Avenue  
Minneapolis, MN 55406  
612-0724-7258

**Robert Roscoe**  
Design for Preservation  
1401 East River Parkway  
Minneapolis, Minnesota 55414  
612-317-0989

**Site Plan**



FIRST FLOOR PLAN: 1/4" = 1'-0"



PLAN NORTH/TRUE NORTH

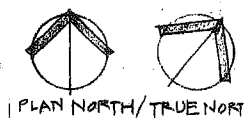
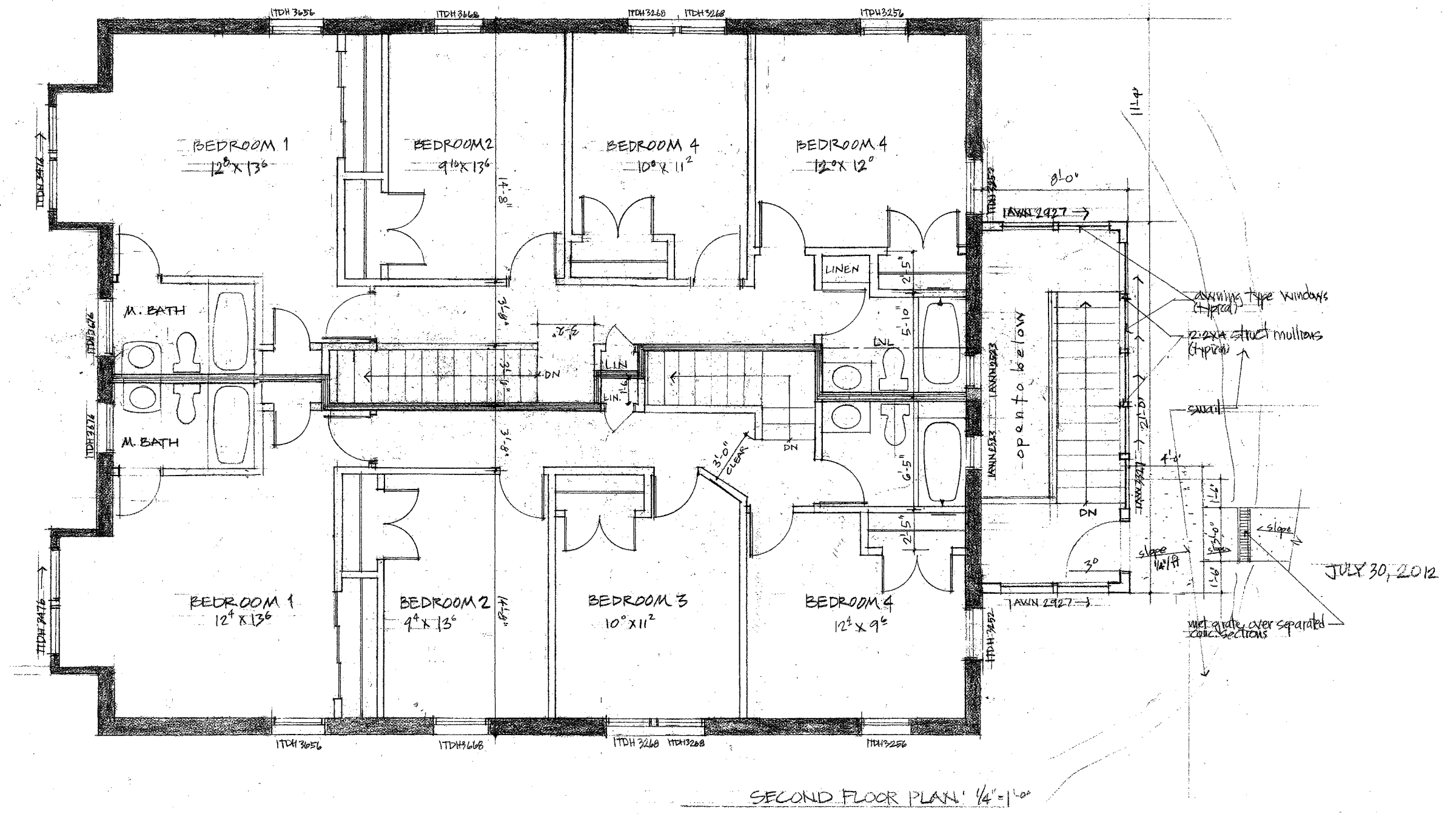
JULY 30, 2012

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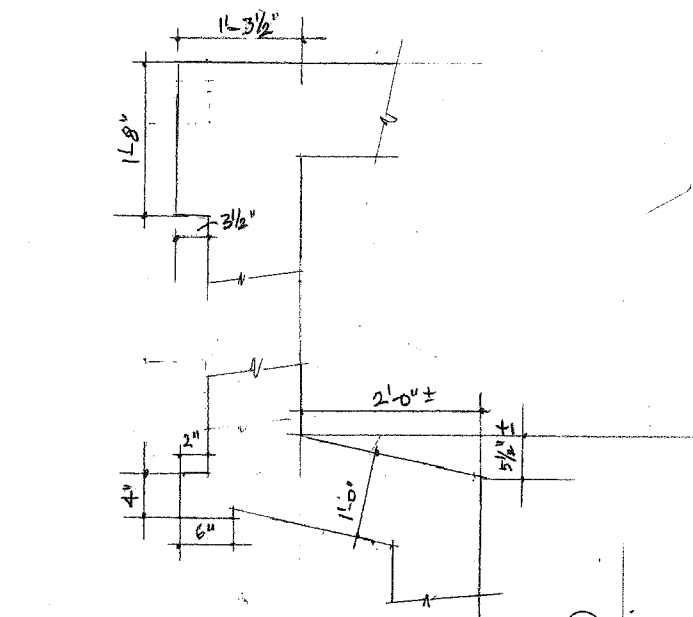




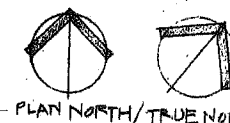
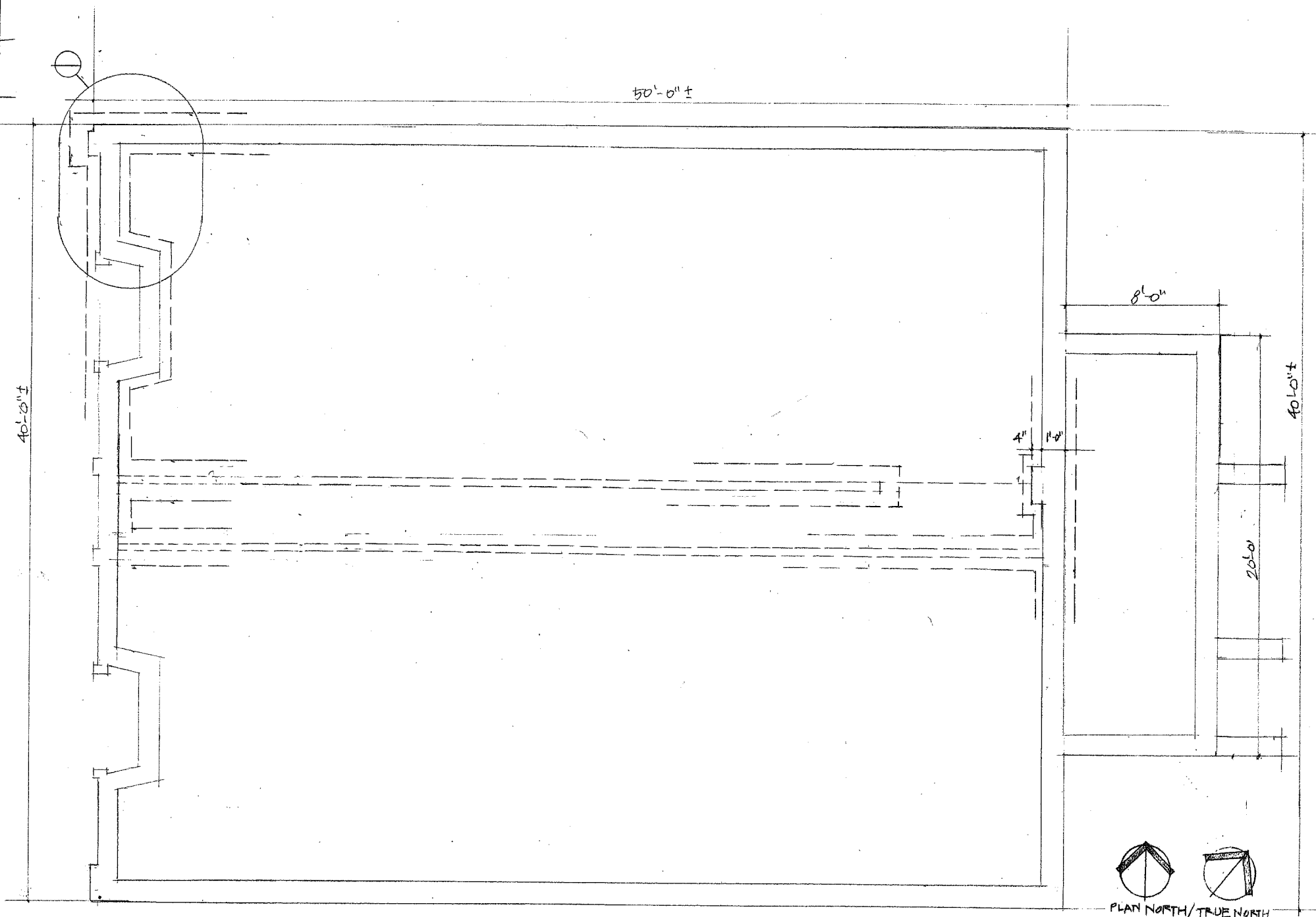
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FOUNDATION PLAN DETAIL  
3/4" = 1'-0"



PLAN NORTH/TRUE NORTH

# Foundation Construction Notes:

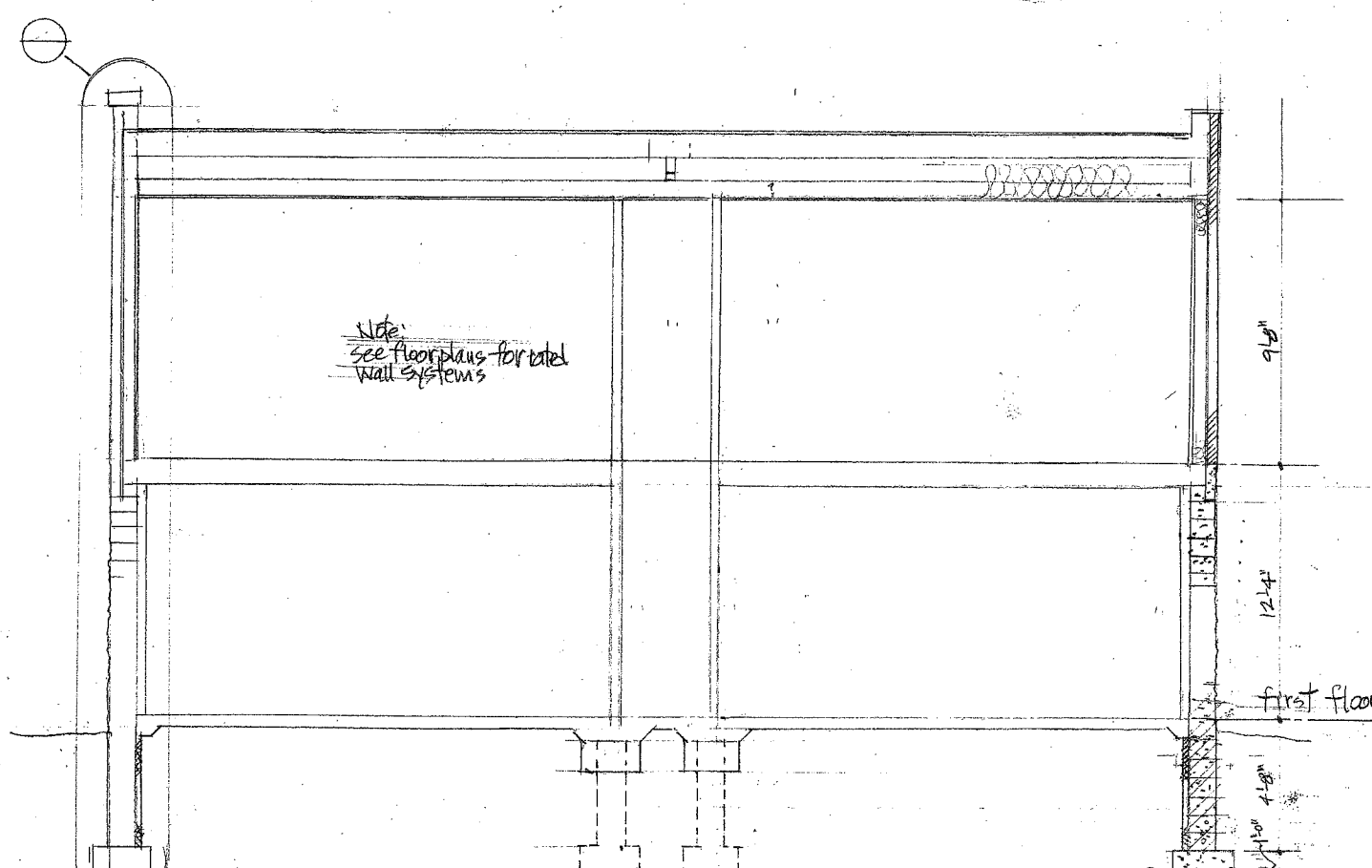
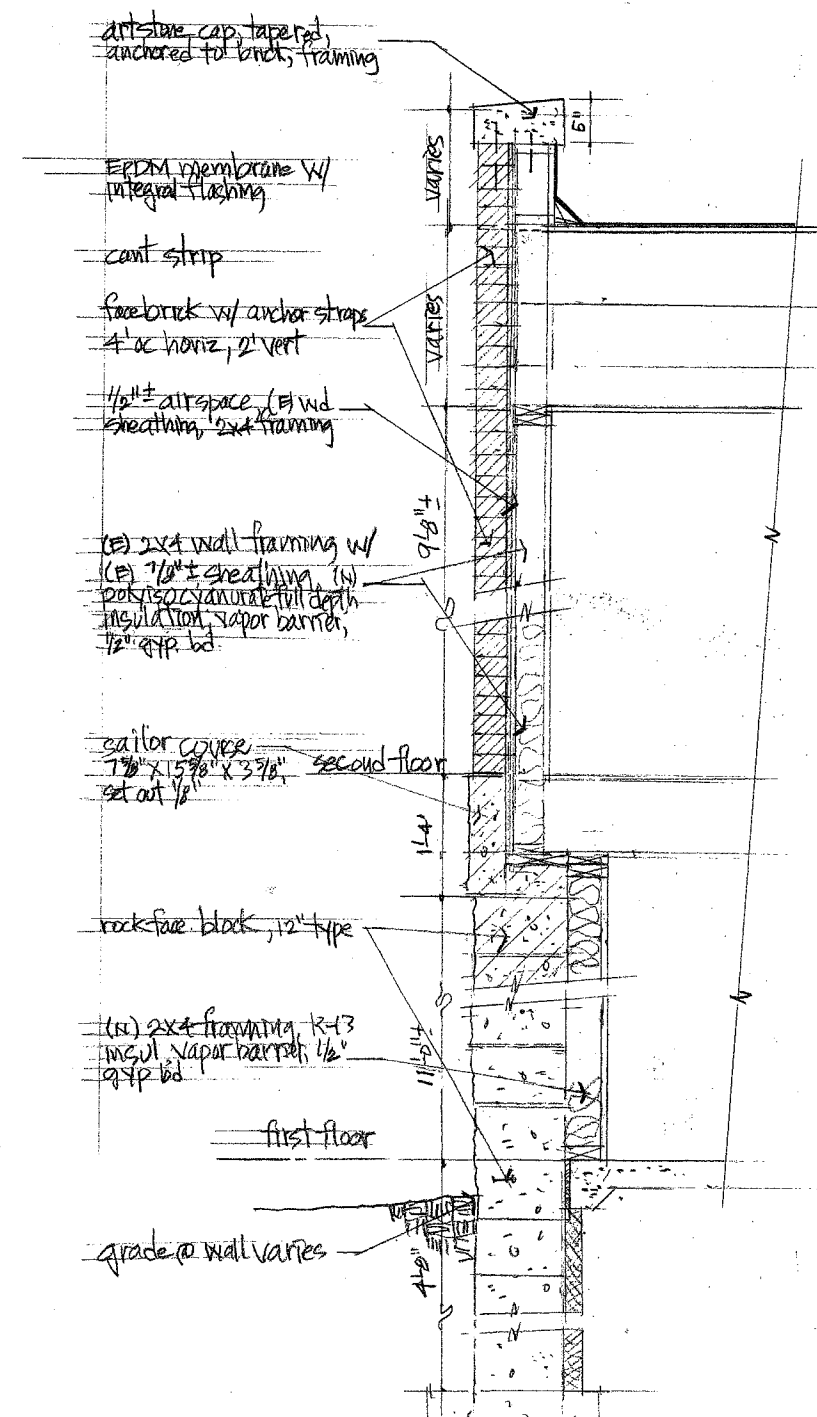
1. Concrete footings: 1'-8" wide by 10" deep reinforced with 2 #4 steel reinforcing rods set 1 1/2" above bottom with continuous connection; adjust footing depth to provide top of block and floor framing to align as required with existing finish floors.
2. Before footings are built, General Contractor shall determine exact location of footings by extending plumb lines from outside face of framing, accounting for veneer brick, to exact location for proper foundation bearing on footings. Plumb lines shall be extended from all building corners, angled inset entries and midpoints of wall lengths.
3. Concrete block foundation: 12 course, 12" block, install rockface type at 8" minimum below where exposed above grade. Reinforce with durowall every 2 courses vertical. Install bond beam at top course with 2 #4 rods in concrete filled cavity; install sill anchors every 6'.
4. Set exact location of foundation per note above for plumb lines alignment. Provide proper foundation wall bracing after foundation walls are laid and before floor building structure is lowered to foundation.

JULY 30, 2012  
AUGUST 2, 2012

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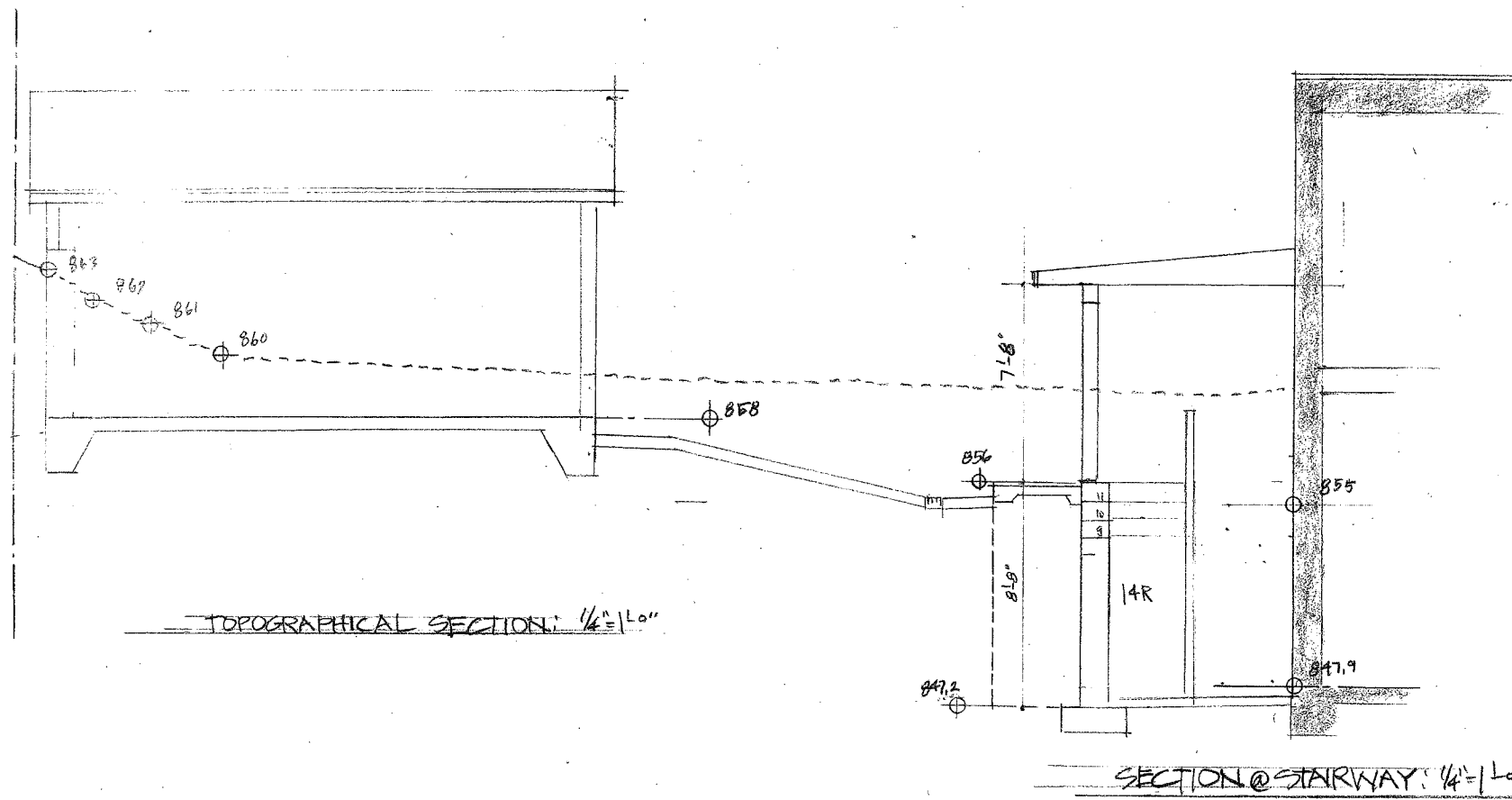
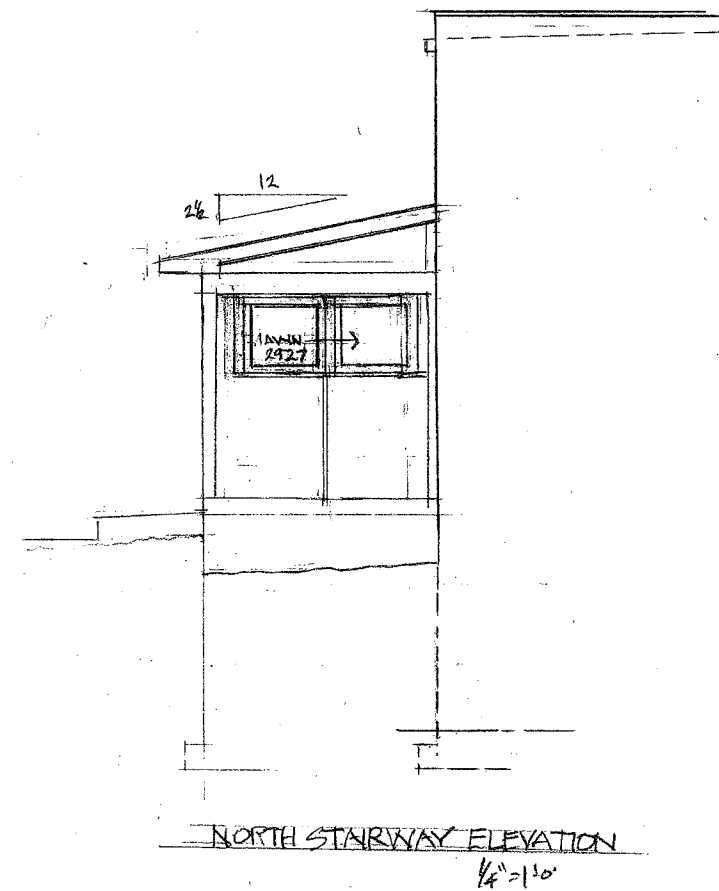
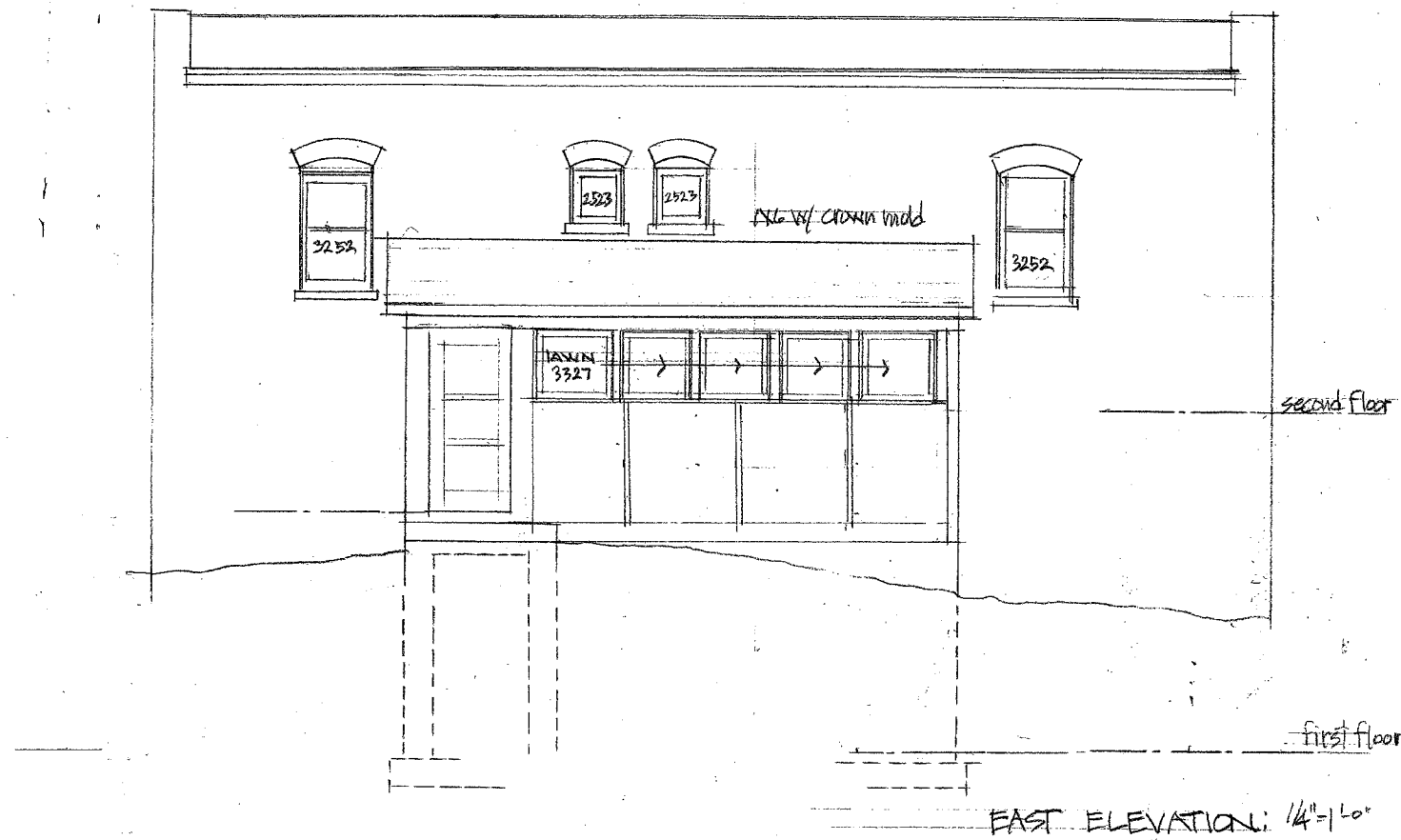
JULY 30, 2012  
AUGUST 2, 2012

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EXTERIOR WALL SECTION



JULY 30, 2012  
AUGUST 2, 2012

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# 208-210-Bates

## General Construction Notes:

1. Site shall be prepared as required for construction, including removal of existing materials and construction interfering with new construction.
2. Remove rear addition; remove brick from all exterior walls; perform house lifting operation to remove and replace foundation.
3. Install 4 exterior lighting fixtures.
4. Note: Historic Designation: The building is listed as a contributing property in the Dayton's Bluff Historic District, as administered by the Saint Paul Heritage Preservation Commission. Any work performed affecting exterior architectural surfaces, features and details shall require approval by the Saint Paul Preservation Commission or its staff. This application procedure, including the public hearing session, will be performed by the Architects in coordination with the Owner and Construction Manager.

## Exterior Elevation General Notes:

1. Exterior walls: Build new rockface block foundation/first floor walls. Install new brick at second floor north, west, south and east walls. Brick shall be modular, selected with reddish color to contribute to historic district. All masonry joints shall be dragged (tooled joints not acceptable).
2. All windows shall be new double-hung units except for Façade first floor units, Marvin Integrity in new openings. See Drawing Details for window and door conditions.
3. Replace Façade first floor door/window assemblies, wall framing as required to achieve storefront design character. Install Hardi-trim where noted on plans. Note: all Hardi material shall be smooth-faced type (no imitation wood grain pattern), prepare for paint finish.
4. Roof: Install 56 mil Carlisle EPDM roofing membrane at all surface, with all necessary integral flashing, curbs, accessories, termination strips, etc.
5. Façade Parapet: restore and repair as required to maintain original design character.
6. Window and door casing shall be 5/4 x 4 Hardi trim, with 5/4 arched window heads at double-hung window openings. Windows: Marvin Integrity, double-hung, awning and fixed units per elevation references.
7. Miscellaneous trim: Hardi material cut and shaped as required.
8. New stairway addition at rear of existing building: see plan references; all siding and trim shall be Hardi trim and Hardi-panel. Windows shall be awning type: Door shall be fiberglass with high security locks, extra heavy frame.
9. Front Doors: Bayer Built, fiberglass, painted per construction manager's instruction; front combination door: Andersen Emco 400 series, aluminum enameled (black) finish.
10. Garage: new structure at rear of property: wood wall framing with 4" Hardi lap siding with Hardi trim; overhead doors (2) shall be custom fabricated, shall be panel type wood, Overhead Door Company - model to be selected.
11. Caulk all joints between Hardi trim and other adjacent materials, other gap or crevice conditions.
12. Painting: exterior, Hardi surfaces only: apply paint per construction management's color selections: Hardi siding shall be color A; all other trim color shall be color B; window sash shall be black.



JULY 30, 2012  
AUGUST 2, 2012



NORTH ELEVATION: 1/8" = 1'-0"

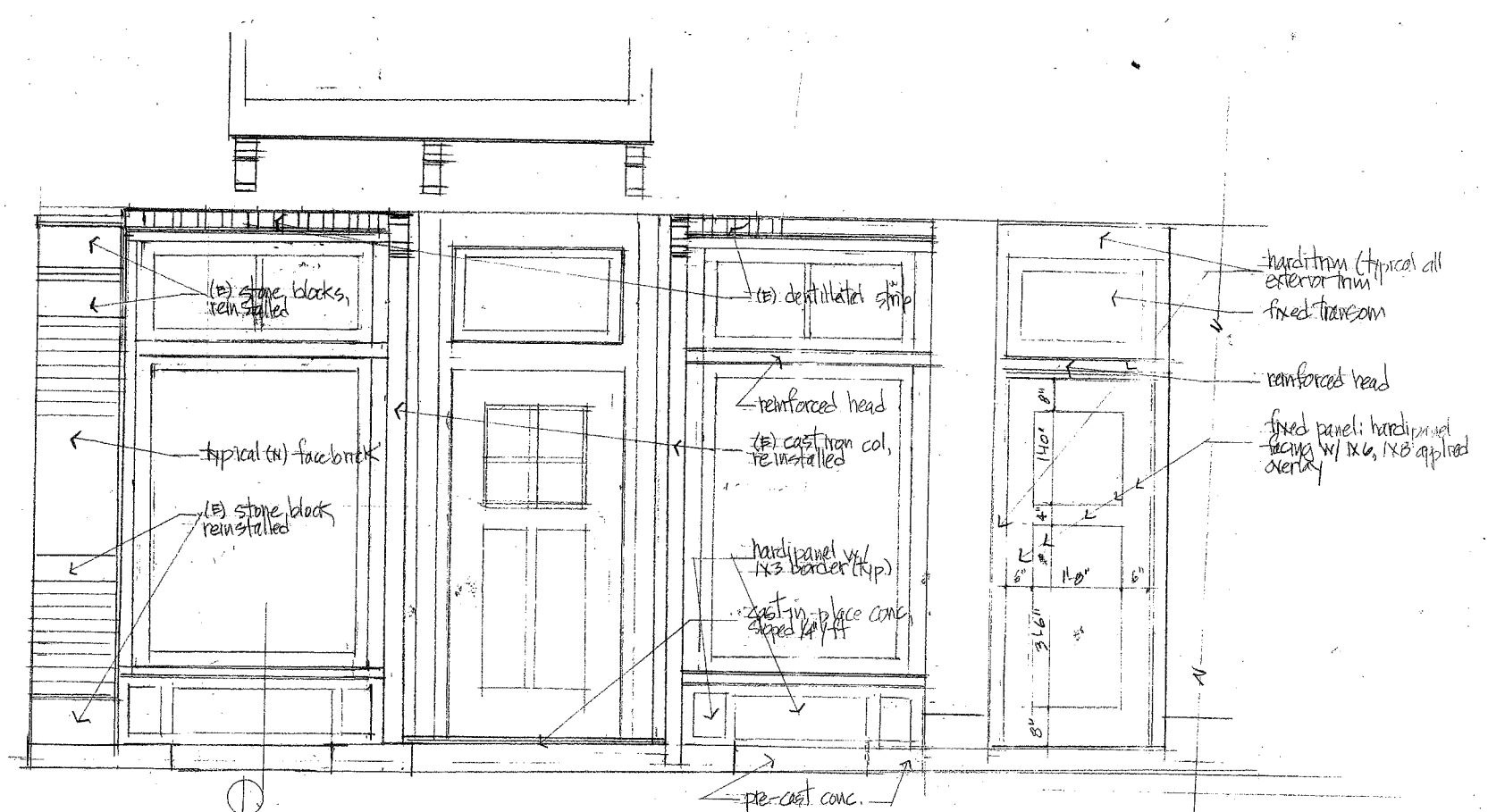


WEST ELEVATION: 1/4" = 1'-0"

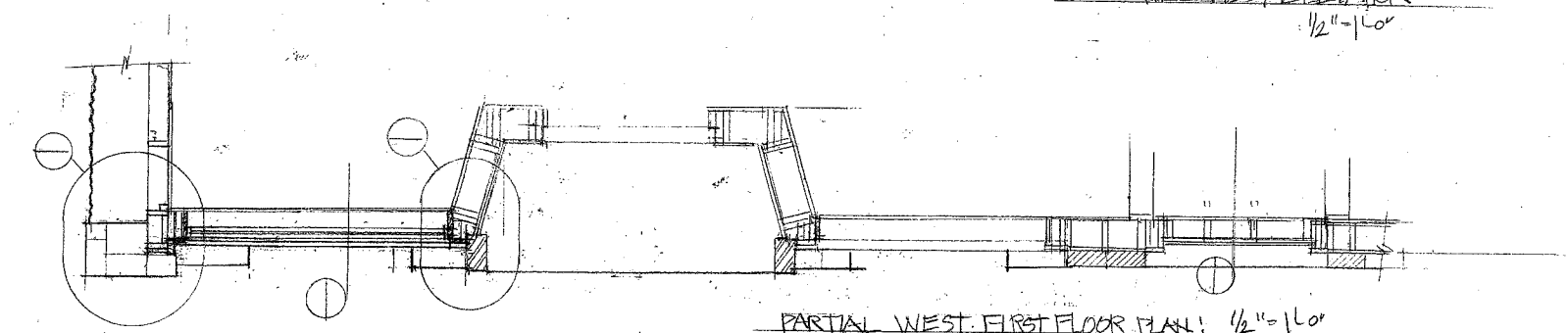
**Wilson / Bates Renovation**  
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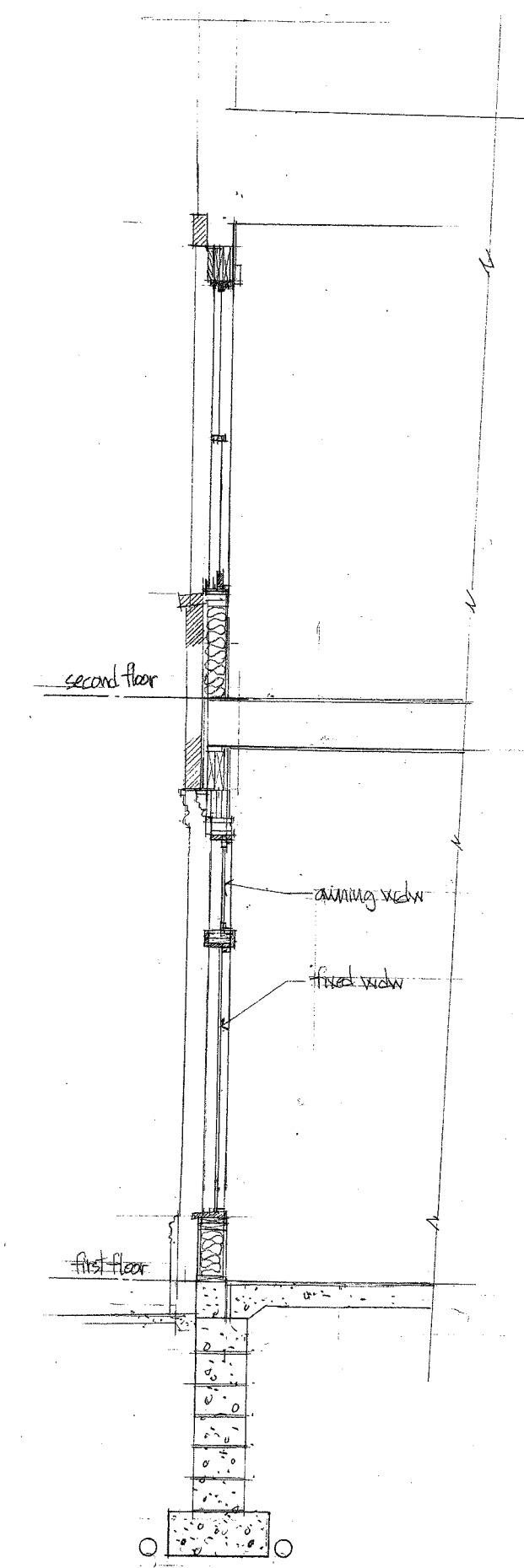
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PARTIAL WEST ELEVATION  
1/2" = 1'-0"



PARTIAL WEST FIRST FLOOR PLAN: 1/2" = 1'-0"



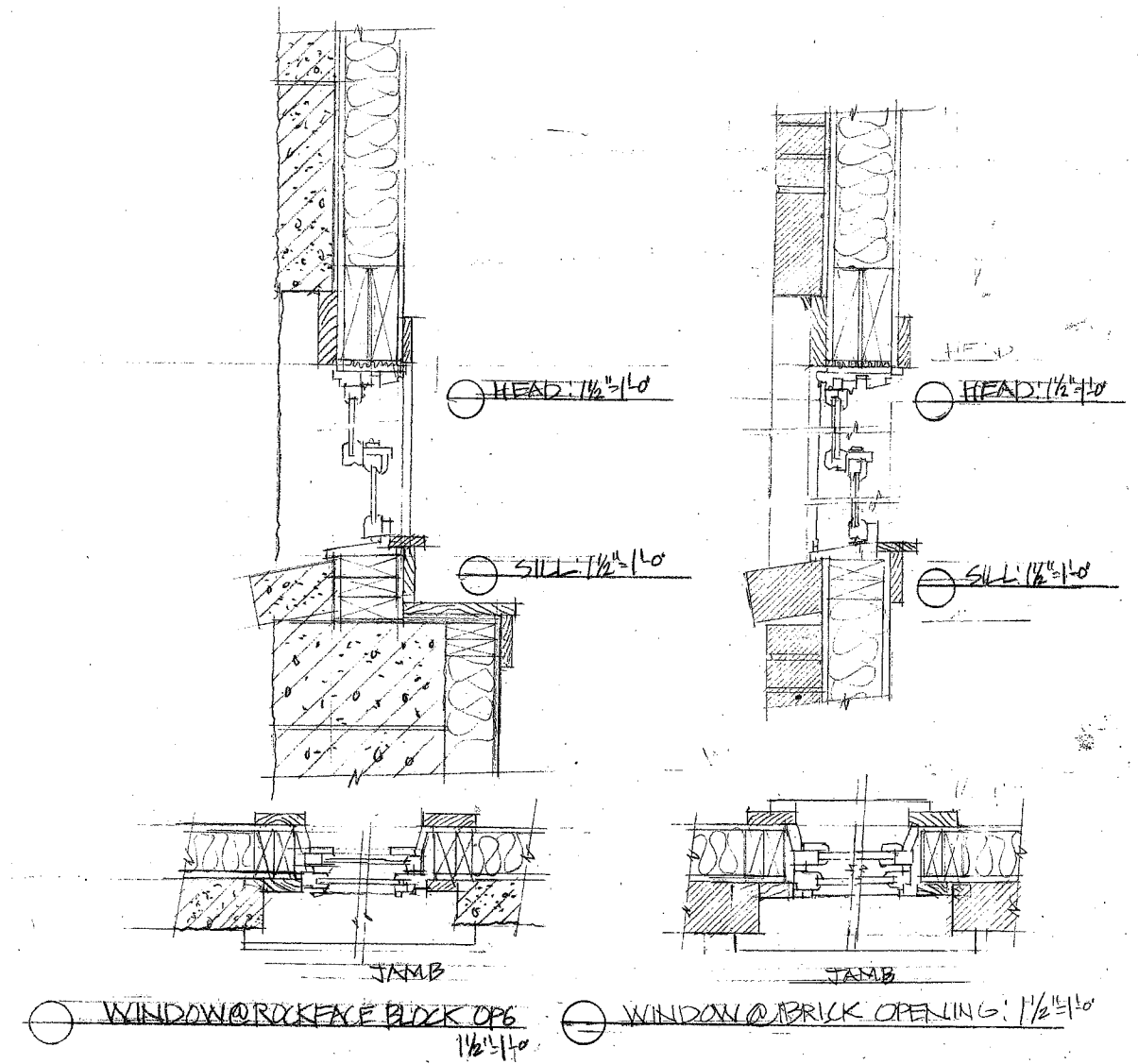
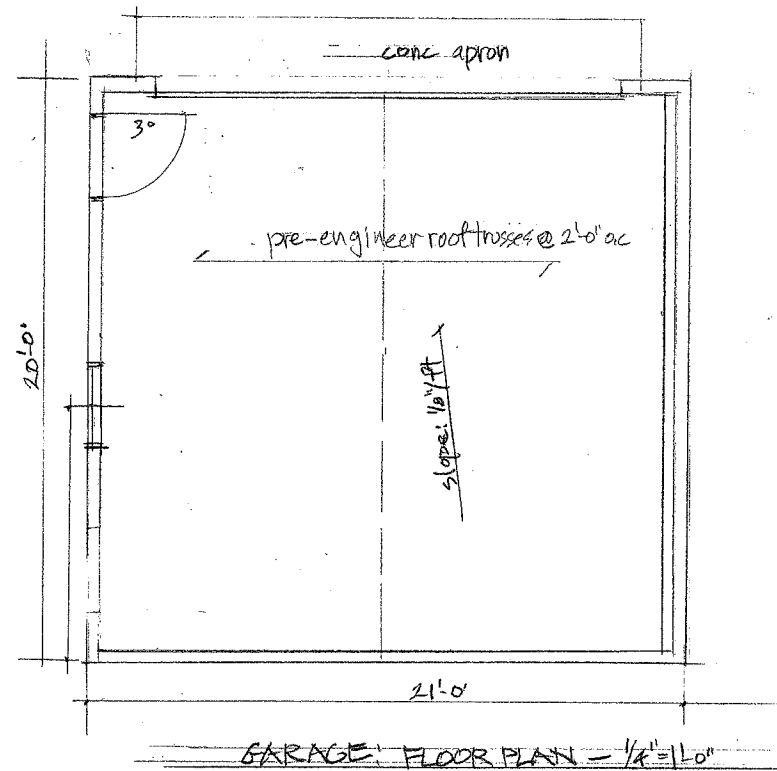
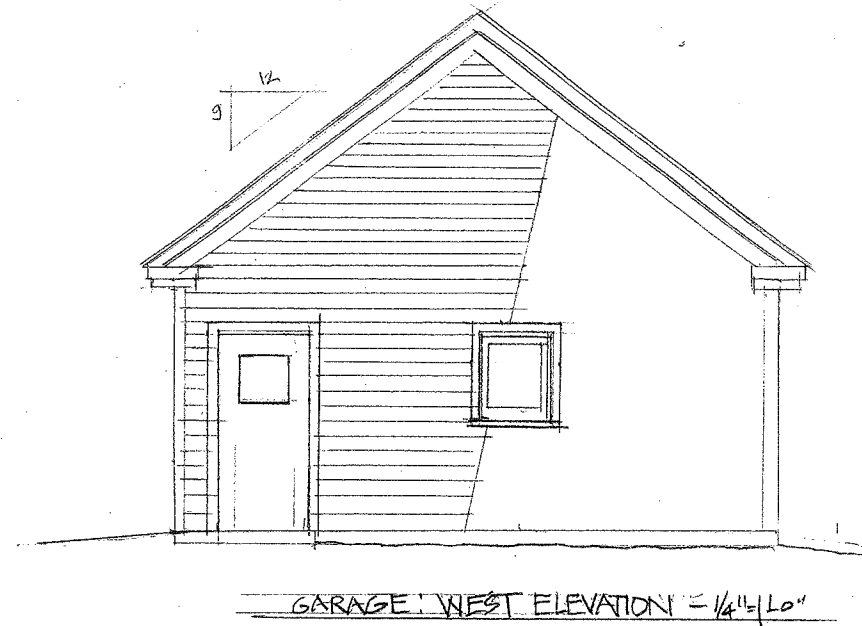
WEST WALL SECTION: 1/2" = 1'-0"

JULY 30, 2012  
AUGUST 2, 2012

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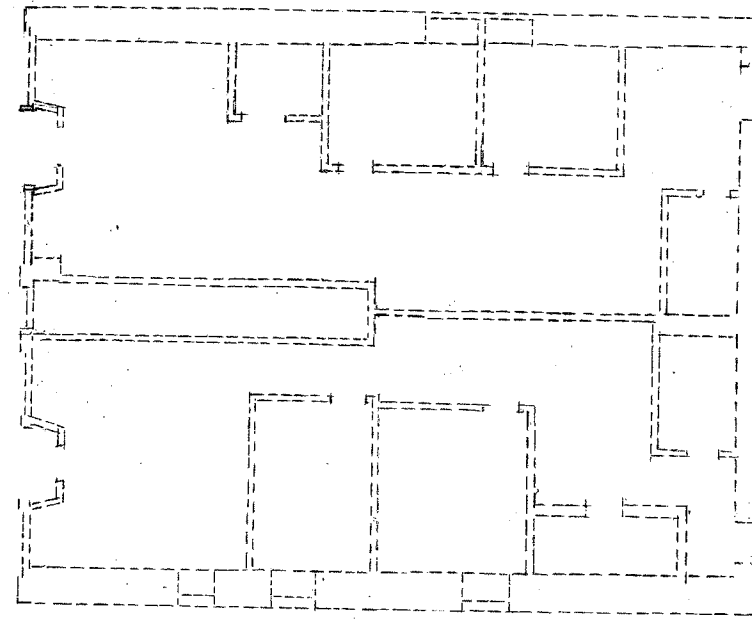


JULY 30, 2012

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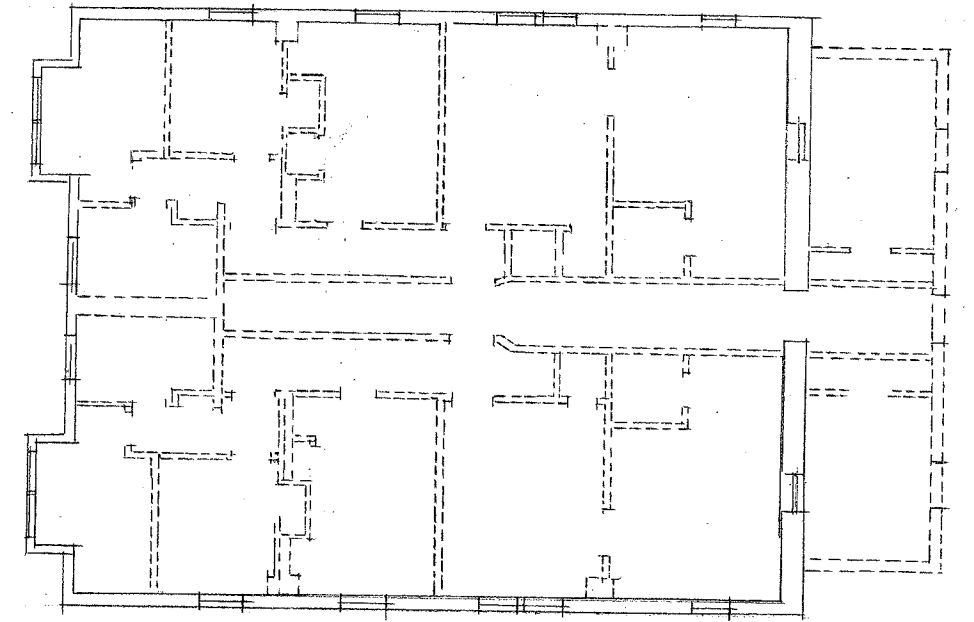
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DEMOLITION PLAN FIRST FLOOR

1/4" = 1'-0"



DEMOLITION PLAN SECOND FLOOR

1/4" = 1'-0"

AUGUST 2, 2012

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## Robert Roscoe / Design for Preservation

1401 East River Parkway, Minneapolis, Minnesota 55414 612.317.0989 [bobroscoe@me.com](mailto:bobroscoe@me.com)

September 15, 2015

208 Bates Avenue, Saint Paul, MN  
Dayton's Bluff Historic District

Façade (West Elevation) Remediation

### **Physical description:**

208 Bates is a storefront type building two stories in height. The original first floor use was two commercial spaces and the second floor use served as two apartments. Over the years, the building was reconfigured to make the building a multi- units building. During that time a small addition was used as a porch for each unit, as living spaces.

The structural components were basically first floor storefront type wood framing with large window openings with two inset door openings centered on the west façade wall of each commercial space. A doorway at the center of the west façade wall gives access to a stairway to the second floor. Concrete block north, south and east walls at the first floor, second floor walls with single wythe brick veneer on wood framing, concrete slab interior first floor on earth fill, second floor 2x10 floor framing with wood sheathing and plaster ceiling, 2x6 second floor ceiling members with plaster ceiling cover, 2x10 roof framing, semi flat with built-up asphalt roof layer. Both ceiling framing and roof framing member run parallel to the west elevation framing. Two wood framed bay units project from the west elevation wall, with all support functions carried by exterior wall framing.

Of special note: the west end corners of the first floor of the façade are masonry piers, with 1'-8"± brick and stone face width and presumably of backup double wythe brick.

The general west wall building structural conditions varies from minimally fair to poor that would require significant replacement in various areas if the wall façade would be rehabilitated.

West Elevation dimensions: 40 feet wide by 27 feet in height to top of parapet, assumed concrete foundation to frost depth.

Construction: West Elevation: storefront type framing with first floor 2x4 framing surrounding window and door framing, second floor framing: 2x4 framing with 7/8" thick wood sheathing, 3 5/8" thick face brick, 1" +/- plaster.

North and South Elevations: 12" concrete block at first floor; second floor: 2x4 framing with 7/8" thick wood sheathing, 3 5/8" thick face brick, 1" +/- plaster.

Roof framing: 2x6, 2x10 members parallel to west wall framing.

### **Proposed stabilization considerations:**

1. The proposed retention of the west façade elevation assumes saving the entire wall in place on the site and braced as required.
2. Retention of the entire west façade wall would require substantial wood framing replacement of existing framing. The entire bottom plate supporting typical wall framing would likely be required, as would collateral repair/replacement of the bottom 12" of the wall framing, partially caused by bottom plate removal.
3. Prior experience with single wythe brick veneer, likely secured with concrete nails, would require removal in its entirety as its existing condition of the units and the apparent insufficient mortar bonding cannot be realistically kept in place as part of any eventual building construction behind the retained façade. The brick shall be stored on site as required, protected from adverse weather.
4. The two bay units will require substantial bracket type bracing to ensure support of the cantilevered framing. Existing plywood boarding at storefront windows will require removal and replacement with minimum 3/4" plywood fastened with close nail spacing into secure framing. These measure would provide tighter and more solid structural integrity.
5. Cast iron columns can be kept in place integrated with adjoining wood elements.
6. Retention operations for the west façade wall would require a new secondary interior wood framed wall across the entire width of the west façade wood wall framing to provide back bracing. Without this wall appendment, this façade would be subject to

flexing connections of various parts of the façade structure. This would include the corner masonry piers as described in item #7 below.

Both the façade wall and the secondary backup wall will require plaster and lath removal of the façade wall and cross-bracing to secure both walls with methods that would strictly maintain the plane of the façade without distortion as well as contribute overall stability of the combined wall system.

7. The west end corners of the first floor of the façade masonry piers, 1'-8" +- brick with stone bands face width and presumably of backup double wythe brick very unlikely cannot be kept unified as whole columns in place. The brick units and stone units will require careful disassembly, with mortar removal and reassembly with façade rehabilitation.

8. Construction of the secondary backup façade wall would require removal of all parts of the north, south and east walls with retaining sufficient wood framing approximately one wall stud 1'-4" + - framing section as well as the equivalent second floor and roof sections as a means to maintain sufficient rigidity required for structural stabilization.

9. After completion of the combined wall system, the entire assembly shall be shrouded as tight as is possible, with securely closed seams in the sheet material with the thickest membrane material available. Any additional measures to provide a completely tight shrouding envelope shall be performed as field conditions shall provide.

10. The sideyard space between 208-10 and the building to the north is approximately seven feet. The sideyard space between 208-10 and the property line to the south is approximately eleven feet. Both sites have building walls very close to the property lines.

## **Overview:**

The issue here becomes proper and safe demolition of the side walls, rear wall and roof. These tight conditions due to close by buildings would very likely cause hazardous working conditions for the construction workers if typical mechanized methods become the primary measures to perform necessary removals and post-demolition site preparation. An additional factor could likely be damage caused to the buildings to the north and south.

The only feasible method to demolish the main parts of the building would be to enter the rear of the building to employ mechanical equipment to perform demolition. These measures would require what could be considered excessive earthwork for excavation at the back of the building to an estimated twelve feet depth. Using mechanical vehicles would likely require a runway outside the rear end of the building. If a runway is needed, The site's rear property line, approximately 47 feet away from the building, would require building a retaining wall to protect the property to the east. Access to this area would mean using the rear yard to the building to the north to approach 208-10, likely requiring repair after work is finished at 208-10. One side of the rear yard has a substantial grade that would make driving large construction vehicles, especially when loaded with construction debris, extremely problematic.

Previous investigation of the building's interior gave evidence of subterranean water sources that might complicate earth work operations.

## **Conclusion:**

A few decades ago, in Minneapolis near the University West Bank Campus, the construction of Grandma's restaurant at 1810 Washington Avenue South successfully saved a brick building façade and built a new building behind it. The conditions however, were quite different. The wall was straight and a full three wythe brick wall thickness. The site around the wall was open and flat. The wall's construction itself involved a straightforward process to accommodate new structure.

208-10 Bates presents a different situation. The ten items above indicate physical possibility, though they be very difficult, of retaining the façade wall. However, three aspects provide doubt as to the worth of the exercise – hazardous work conditions, complicated preparation to the façade and extrication from the building behind it needing extensive earthwork, combine to tally the expense to be far greater than the value of the preservation outcome.

Public cost here is a questionable consideration. Another is the issue of saving only the façade of a historic building when the basic structure of the building that gave it recognized historic significance is removed. My conversation with an eminent preservation architect supported my following comment: the term 'facadectomy' is often applied to these situations, used with dismissive intent. However, façade re-use can sometimes be justified if the adjacent and nearby street possessed a consistent historic character that would be critically harmed.

At this section of Bates Avenue, the surrounding architectural varied streetscape's historic character would not be critically diminished if the façade would not be retained.

A subjective consideration is the potential for a new replacement building possibly serving as a move forward in design of new compatible architecture to express evolving ideas in the heritage of the Dayton's Bluff Historic District.

Based my thorough experience with architectural document preparation for this building, and my extensive knowledge with historic preservation in its many aspects leads me to reluctantly recommend saving this building's façade is not meritorious historic preservation, nor worthy urban design and planning.

I would be very willing to discuss any aspects of this report.

Bob Roscoe