



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
 ApplyHPC@stpaul.gov

Project Address:

Heritage Preservation Commission Design Review Application

PROCESS

This application must be completed in addition to required city permit applications for individually designated Heritage Preservation Sites and properties located within Heritage Preservation Districts.

Design review applications are reviewed and approved by either heritage preservation staff or the Heritage Preservation Commission (HPC) at a public hearing. HPC staff are authorized to approve work that complies with adopted design review guidelines and preservation programs, available at our website www.stpaul.gov/hpc, while the HPC reviews projects that are significant alterations, demolitions, additions, new construction or proposals that do not comply with HPC guidelines. The decision of whether a proposal may be reviewed and approved by HPC staff or must be reviewed by the HPC at a public hearing is made once a complete application is submitted.

The HPC public hearing schedule is viewable here:
<https://www.stpaul.gov/departments/planning-economic-development/heritage-preservation/heritage-preservation-commission>

- A complete application consists of:
- 1) An application form
 - 2) Required attachments that adequately describe the proposed work (see attached checklist)

An incomplete application will be put on hold and staff will contact you for additional information. If an application is incomplete for 30 days after it was received, it will be returned to the applicant.

Complete applications will be reviewed in the order they are received. **Applications are not entered in queue to be reviewed until staff has determined them to be complete.** Once reviewed, a Certificate of Approval will be issued along with any conditions for the proposed work. You will be notified by staff when the Certificate of Approval has been issued and a copy will be sent to the Department of Safety and Inspections (DSI) to complete the HPC process of obtaining the necessary permit(s).

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|--|---|---|
| <input type="checkbox"/> Repair/Rehabilitation | <input type="checkbox"/> Sign/Awning | <input 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: _____ Zip Code: _____

3. APPLICANT INFORMATION

Name of contact person: _____

Company: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

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 description of affected existing exterior features and 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.

Attach additional sheets if necessary



7. ATTACHMENTS & DESIGN REVIEW CHECKLIST

Please refer to the following checklist section(s) that relate to your proposed scope of work and check next to the items that are attached to your application. Attach all checked items listed to this application or attach in an email to ApplyHPC@stpaul.gov

Staff may contact you for additional information or materials.

If your project or work type is not included in this checklist, please contact the staff by calling 651-266-9078 or sending an e-mail to applyhpc@stpaul.gov for assistance on how to complete an application.

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>	
			Restoration /Repair/Rehabilitation
			Three (3) copies of scaled and dimensioned plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections).
			Photographs of all features and areas affected by proposed work.
			If an existing architectural feature is being replaced, please provide detailed drawings of the existing feature.
			Historic photographs (if any) that inform the restoration/rehabilitation/repair work.
			Sign/Awning:
			Photographs of location of proposed signage on structure/property.
			Photographs of structure and all exterior sides affected by proposed work.
			Three (3) copies of plans that note materials, dimensions, colors, and method of attachment.
			Section drawing showing point of installation, method of installation, awning profile and projection.
			Illumination plan.
			Photographs or elevation of the building showing location of proposed sign in relation to the building and, if applicable, other signage on the building.
			New Construction/Addition/Exterior Alteration:
			Three (3) copies of construction level plans which note all materials, finishes, and dimensions on plan (2 copies will be forwarded to the Dept. of Safety and Inspections). Show how the addition(s) relates to the existing structure.
			Photographs of all features and areas affected by proposed work.
			Site plan showing lot dimensions, location of any existing buildings, and proposed addition(s), elevation plans, section and detail drawings as necessary. All plans must be scaled and dimensioned.
			Digital copies of the plans and photos submitted on CD or USB.



<i>Applicant Submitted</i>	<i>Staff Received</i>	<i>Date Received</i>	
			<p>Fencing/Retaining Wall:</p> <p>A site plan showing the location of the fence/wall in relation to property lines and any structures with measurements.</p> <p>An elevation drawing or photo of the proposed fence/wall.</p>
			<p>Roofing:</p> <p>Sample or description of existing material(s).</p> <p>Sample or specifications of proposed material(s).</p> <p>Sample colors.</p> <p>Photographs of all exterior sides affected by the proposed work.</p> <p>Photographs of the building and roof showing existing conditions of roof, coping, flashing, affected masonry, parapet, siding, existing skylights, and/or dormers. Also include any other critical intersections where the roof meets the historic fabric, and sightline drawings when a change in slope or other potentially visible change is proposed.</p>
			<p>Heating, Ventilating, and Air Conditioning Equipment</p> <p>Site plan showing location of condenser in relation to the building(s) and property lines.</p> <p>Photographs of the proposed location of any condensers or venting.</p> <p>Photographs demonstrating that the proposed unit is not visible from the street.</p> <p>A screening plan if a condenser is in the side yard.</p> <p>Drawing or photograph demonstrating where and how conduit will be attached to the building.</p>
			<p>Window/Sash Replacement:</p> <p>Statement describing in detail why windows need replacement as well as a description of weatherization efforts and copy of window repair estimates.</p> <p>Existing window design and dimensions.</p> <p>Proposed window design, dimensions, and manufacturer's specifications including shop drawings.</p> <p>Existing type of exterior storm windows.</p> <p>Proposed style of exterior storm windows.</p> <p>Existing exterior window trim material.</p> <p>Proposed exterior window trim material and style.</p> <p>Photographs of all exterior sides where window replacement is being proposed.</p> <p>Photographs of existing features/conditions which support window replacement proposal.</p>

<u>Applicant Submitted</u>	<u>Staff Received</u>	<u>Date Received</u>
Other Items Requested by HPC Staff:		

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:** _____

Typed name of applicant: _____

Signature of owner: _____ **Date:** _____

Typed name of owner: _____

Send completed application with the necessary attachments to ApplyHPC@stpaul.gov or to:

Saint Paul Heritage Preservation Commission
 Department of Planning and Economic Development
 25 Fourth Street West, Suite 1400
 Saint Paul, MN 55102

You may also click the button below to attach the completed application to an email that will go directly to ApplyHPC@stpaul.gov . **Please attach supporting documents to the email** as well.



FOR HPC OFFICE USE ONLY

Address: _____
Date received: _____
Date complete: _____

FILE NO. _____

City Permit # ____ - _____

District: _____/Individual Site: _____

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

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:

Submitted:

- 3 Sets of Plans
- 15 Sets of Plans reduced to 8 ½” 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: _____

HPC Staff Notes

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 _____



Gordon and Ferguson Building

190 East Fifth Street
Saint Paul

Introduction

The current owner, TP Sibley, LLC, is rehabilitating the building using federal and state historic tax credits. A Design Review Application was submitted to the Saint Paul Heritage Preservation Commission in July 2015. It was approved with conditions.

Work regarding the exterior light fixtures were addressed under No. 15 in the original application. Most of the project description below is taken from the original application with the addition of new details for the proposed signage.

Project Description

The building is set on a northwest-southeast axis. To simplify the discussion, this document assumes that the facade overlooking East Fifth Street is north, the facade overlooking Sibley Street is east, etc.

No. 1

Feature: Exterior wall signs – Residential Apartments

Date of feature: new construction

Drawings: A500, A503, SDDI Signs Plans; Master Signage Plan

Photographs: 1-7

Describe existing feature and its condition: Historically the building had a variety of signage including: a painted sign on the west facade; and projecting signs on the east facade and the southeast corner of the building (Photo 2). The original company who occupied the building also had a stuffed bison mounted on a platform that was suspended above the central entrance on the east facade. Current signage is focused on the main entrances on the north and east facades. Letters forming the words “Sibley Square on Mears Park” are attached to the non-historic door system on the north facade. The same words are also attached to the non-historic door system on the east facade. The address “333 Sibley Street” is also painted onto the glass transom above the east door. Signage for the parking garage indicating where to enter and exit the building is mounted above the garage doors on the south facade. It will be preserved as is.

Describe work and impact on feature: The non-historic signage over the main entrances on Fifth Street and Sibley Street will be removed. New wall signs will be installed at the main entrances on East Fifth Street and Sibley Street. Each sign will be a single-faced, aluminum box in the shape of a silhouette of a bison. The signs will be 71" wide, 45" tall, and 3" deep. The bottoms of the signs will be 14' above the sidewalks, but the signs will not project into the right-of-way. The metal sign boxes will have a distressed black finish. A reverse channel silhouette of the bison be backlit by white LED lights installed on the rear side of the sign. During the day, the signs will appear black. At night, the outline of the bison will be subtly lit from behind with white light. The signs will be mounted on two steel beams that span the width of the entrance openings. The beams will attach to steel mounting plates, and the bolts in the mounting plates will attach to the masonry walls through the existing mortar joints. The mounting beams at the Sibley Street entrance will be 166.5" wide and the beams at the Fifth Street entrance will be 161.5" wide. Wiring for the light fixtures will run through the black steel mounting beams to the

walls of the entrances. The wiring will be mounted to the masonry surface in conduit and will run through the non-historic frames for the door systems.

No. 2

Feature: Entrance signs– Residential Apartments

Date of feature: new construction

Drawings: A500, A503, SDDI Signs Plans; Master Signage Plan

Photographs: 1-7

Describe existing feature and its condition: Historically the building had a variety of signage including: a painted sign on the west facade; and projecting signs on the east facade and the southeast corner of the building (Photo 2). The original company who occupied the building also had a stuffed bison mounted on a platform that was suspended above the central entrance on the east facade. Current signage is focused on the main entrances on the north and east facades. Letters forming the words “Sibley Square on Mears Park” are attached to the non-historic door system on the north facade. The same words are also attached to the non-historic door system on the east facade. The address “333 Sibley Street” is also painted onto the glass transom above the east door. Signage for the parking garage indicating where to enter and exit the building is mounted above the garage doors on the south facade. It will be preserved as is.

Describe work and impact on feature: New entrance signs will be installed at the main entrances on East Fifth Street and Sibley Street. The Sibley Street sign will be a rectangular aluminum box measuring 179.5" wide, 20" tall, and 3" deep. It will have a distressed black finish with routed openings filled with white push-through acrylic that spells out “333 on the Park.” White LED lights will be installed on the rear side of the sign. During the day, the signs will appear black. At night, the outline of the bison will be subtly lit from behind with white light. The Fifth Street sign will be a flat metal plate measuring 82.25" wide, 35.5" tall and 0.25" deep and the plate will follow the curve of the door frame. The sign will be gray to match the existing door frame and the numbers and words “333 on the Park” will be painted in black on the sign. Each sign will attach to the non-historic metal door frames. Wiring for the light fixtures on the Sibley Street sign will be run through the door frame to the interior of the building.

No. 3

Feature: Exterior signage – Commercial Tenant

Date of feature: new construction

Drawings: A500, A503; Master Signage Plan

Photographs: 1-7

Describe existing feature and its condition: Historically the building had a variety of signage including: a painted sign on the west facade; and projecting signs on the east facade and the southeast corner of the building (Photo 2). The original company who occupied the building also had a stuffed bison mounted on a platform that was suspended above the central entrance on the east facade. Current signage is focused on the main entrances on the north and east facades. Letters forming the words “Sibley Square on Mears Park” are attached to the non-historic door system on the north facade. The same words are also attached to the non-historic door system on the east facade. The address “333 Sibley Street” is also painted onto the glass transom above the east door. Signage for the parking garage indicating where to enter and exit the building is mounted above the garage doors on the south facade.

Describe work and impact on feature: A new two-sided, projecting sign for a commercial tenant will be installed on the corner of East Fifth Street and Sibley Street. The sign will be a painted metal panel with the name of the commercial tenant painted on both sides of the sign. The sign panel will measure 1' wide, 9'-4" tall, and 2" deep. It will project 5" from wall, and the bottom of the sign will be 18' feet above the sidewalk. Painted steel frames will support the sign panel at the top and bottom of the panel. The frames will connect to an L-angle mounting plate, which is attached to masonry wall in mortar joints.

Photographs



Photo 1

Description: South (left) and east (right) facades, looking northwest

View: Historic image taken ca. November 1913; from the Gordon and Ferguson Records, Minnesota Historical Society



Photo 2

Description: South (left) and east (right) facades, looking northwest

View: A three-story projecting sign is visible on the southeast corner between the fifth and seventh floors, and a smaller projecting sign is above the entrance on the east facade; historic image taken ca. 1920; from the Gordon and Ferguson Records, Minnesota Historical Society



Photo 3

Description: North facade, looking southwest

View: General view of the north facade overlooking East Fifth Street



Photo 4

Description: North facade, looking southwest

View: Main entrance (center) and stairwell egress door (right) on the north facade



Photo 5

Description: East facade, looking northwest

View: General view of the east facade overlooking North Sibley Street

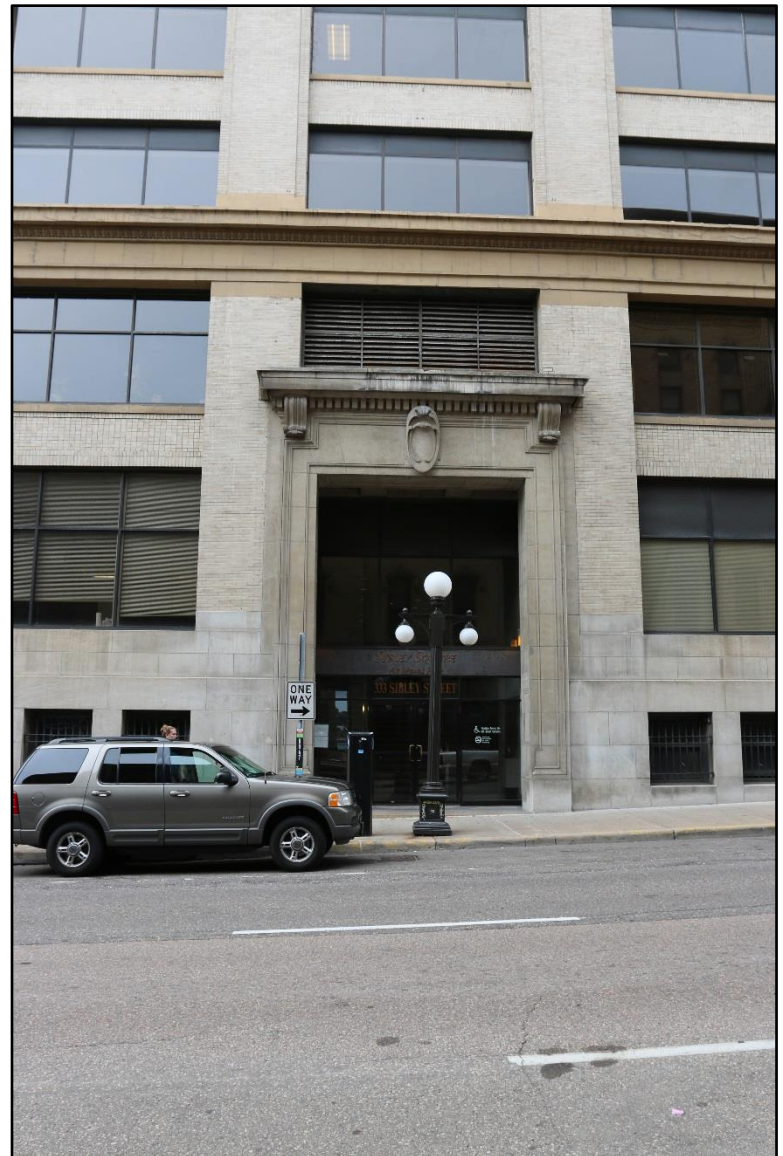


Photo 6

Description: East facade, looking west

View: Main entrance on the east facade

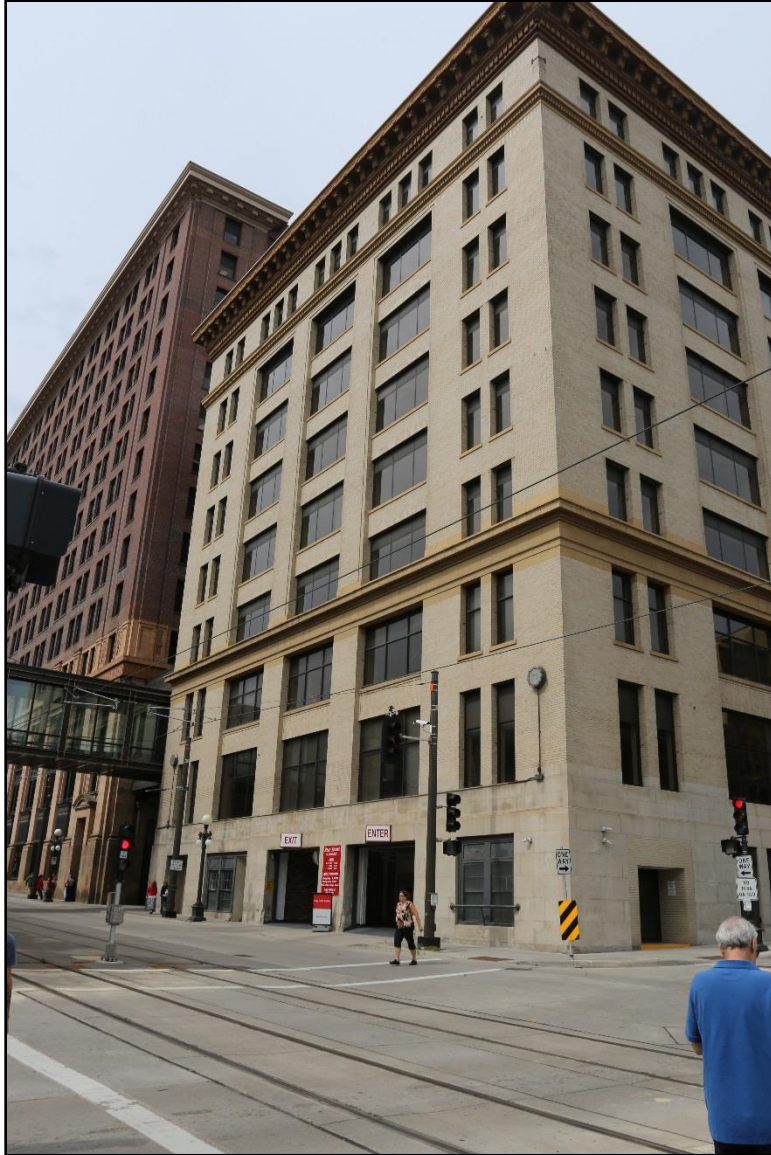


Photo 8

Description: South facade, looking northwest

View: General view of the south facade overlooking East Fourth Street

Master Signage Plan

Gordon and Ferguson Building

190 East Fifth Street
Saint Paul, MN 55101-2666

January 25, 2017

The Gordon and Ferguson Building, now known as 333 on the Park, was constructed in 1913. The architect for the building was Clarence H. Johnston Sr., and the original owner was Gordon and Ferguson, a manufacturer of overcoats, caps, and fur and leather goods. Gordon and Ferguson was a constant occupant through 1920, the year the period of significance for the Lowertown Historic District ends.

The property occupies approximately one-third of the block, with three primary facades measuring approximately 286' on Sibley Street and 100' on both East Fifth Street and East Fourth Street. The sidewalk slopes downward to the south. (Note: The building is set on a northwest-southeast axis. To simplify the discussion, this document assumes that the facade overlooking East Fifth Street is north, the facade overlooking Sibley Street is east, etc.)

A major rehabilitation of the property is ongoing and will be completed in 2017. It will convert the building from office use into the following uses requiring new signage:

1. Rental apartments
2. Commercial space

New signage on the building must comply with zoning code and with the design guidelines for the Lowertown Historic District.

The property is in the B4 – Central Business zone. **Section 64.505** of the code states:

(a) Business and identification signs:

- (1) The sum of the gross surface display area in square feet of all business signs on a lot shall not exceed four (4) times the lineal feet of lot frontage of a lot.
- (2) One (1) projecting sign per entrance on a street frontage is permitted. Any sign which projects into a public right-of-way beyond eighteen (18) inches shall not exceed twenty five (25) square feet in display area.
- (3) The height of signs shall be subject to the conditions specified in section 64.503(a)(3).

The Lowertown Historic District Design Guidelines offer the following guidance.

IV. 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 the building's image, or distract from the unity of the facade but, rather, should complement the overall design.

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. There are a number of types of signs which may be used: (1) single-faced; (2) projecting, double-faced; (3) three-dimensional; (4) painted wall signs; and (5) temporary signs. 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 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.)

Elevations identifying locations of signage are in Appendix D. Specific details of the signage are provided below.

1. Rental Apartments (See Appendix E)

Wall Signs

Message: Bison in silhouette view

Location: At main entrances on East Fifth Street and Sibley Street

Sign Size: Fits within entrance bays; signs will each be 71" wide, 45" tall, and 3" deep; the bottoms of the signs will be 14' above the sidewalks, but the signs will not project into the right-of-way

Color, materials, illumination: Each sign will be a single-faced, aluminum box in the shape of a silhouette of a bison. The metal will have a distressed black finish. A reverse channel silhouette of the bison be backlit by white LED lights installed on the rear side of the sign. During the day, the signs will appear black. At night, the outline of the bison will be subtly lit from behind with white light.

Installation: Each sign will be mounted on two steel beams that span the width of the entrance opening. The beams will attach to steel mounting plates, and the bolts in the mounting plates will attach to the masonry walls through the existing mortar joints. The mounting beams at the Sibley Street entrance will be 166.5" wide and the beams at the Fifth Street entrance will be 161.5" wide. Wiring for the light fixtures will run through the black steel mounting beams to the walls of the entrances. The wiring will be mounted to the masonry surface in conduit and will run through the non-historic frames for the door systems.

2. Rental Apartments (See Appendix E)

Entrance Signs

Message: 333 on the Park [name of apartments]

Location: At main entrances on East Fifth Street and Sibley Street

Sign sizes: New signs will be mounted on the entrance frames above the doors; the Sibley Street sign will be a rectangular aluminum box measuring 179.5" wide, 20" tall, and 3" deep; the Fifth Street sign will be a flat metal plate measuring 82.25" wide, 35.5" tall and 0.25" deep and the plate will follow the curve of the door frame

Color, materials, illumination: The aluminum Sibley Street sign will have a distressed black finish with routed openings filled with white push-through acrylic that spells out "333 on the Park." White LED lights will be installed on the rear side of the sign. During the day, the signs will appear black. At night, the outline of the bison will be subtly lit from behind with white light. The Fifth Street sign will be gray to match the existing door frame and the numbers and words "333 on the Park" will be painted in black on the sign.

Installation: Each sign will attach to the non-historic metal door frames. Wiring for the light fixtures on the Sibley Street sign will be run through the door frame to the interior of the building.

3. Commercial Space (See Appendix D)

Projecting Sign

Message: name of commercial tenant (space is not yet leased)

Location: On the corner of East Fifth Street and Sibley Street

Size: 1' wide, 9'-4" tall, 2" deep; projects 5" from wall; the bottom of the sign will be 18' feet above the sidewalk

Color, materials, illumination: Painted steel frames will support a double-faced, projecting metal sign panel. The panel will have a painted finish and text with the name of the commercial tenant will be painted on both sides of the panel.

Installation: Steel frames at the top and bottom of the sign panel will connect to an L-angle mounting plate, which is attached to masonry wall in mortar joints.

APPENDIX A: EXISTING SIGNAGE



Pre-rehabilitation signage at the main entrance overlooking East Fifth Street (above) and at the main entrance overlooking Sibley Street (below)





Pre-rehabilitation signage at the garage entrance overlooking East Fourth Street

Physical Context—Other Signs in the Lowertown Historic District



APPENDIX B: SITE PLAN

ZONING

Zoning information per zoning map from the City of St. Paul

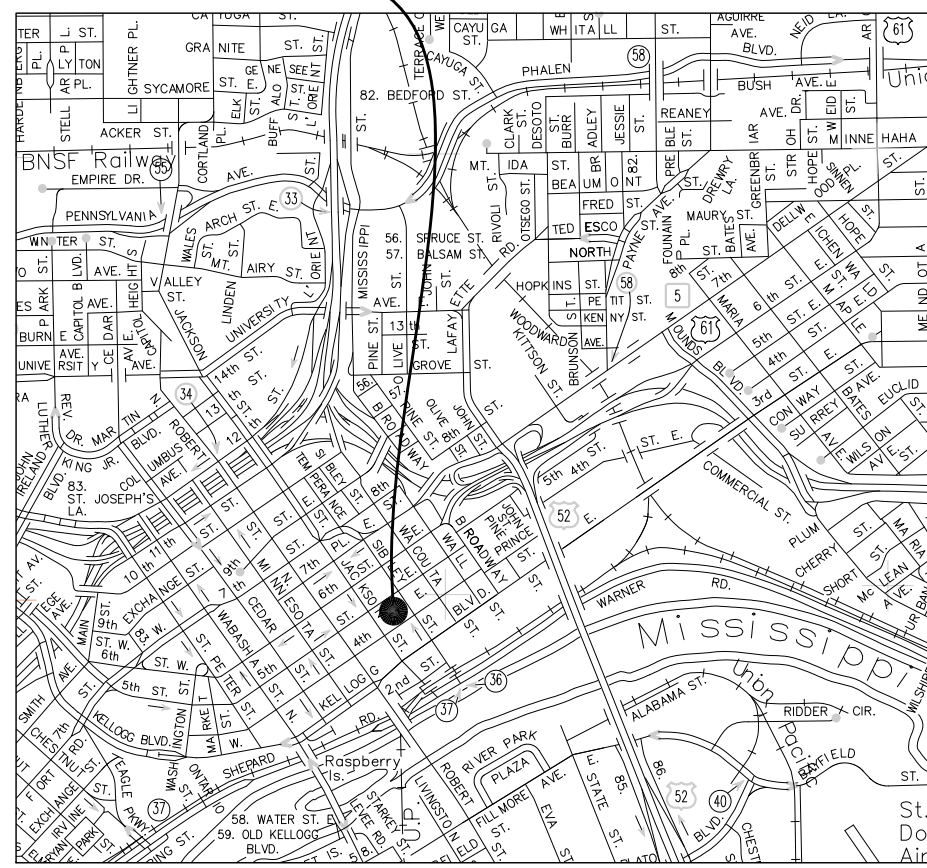
Classification: The property is located in the B4, Central Business zoning district and the Historic Preservation Lowertown district.

Setbacks: Not Required.

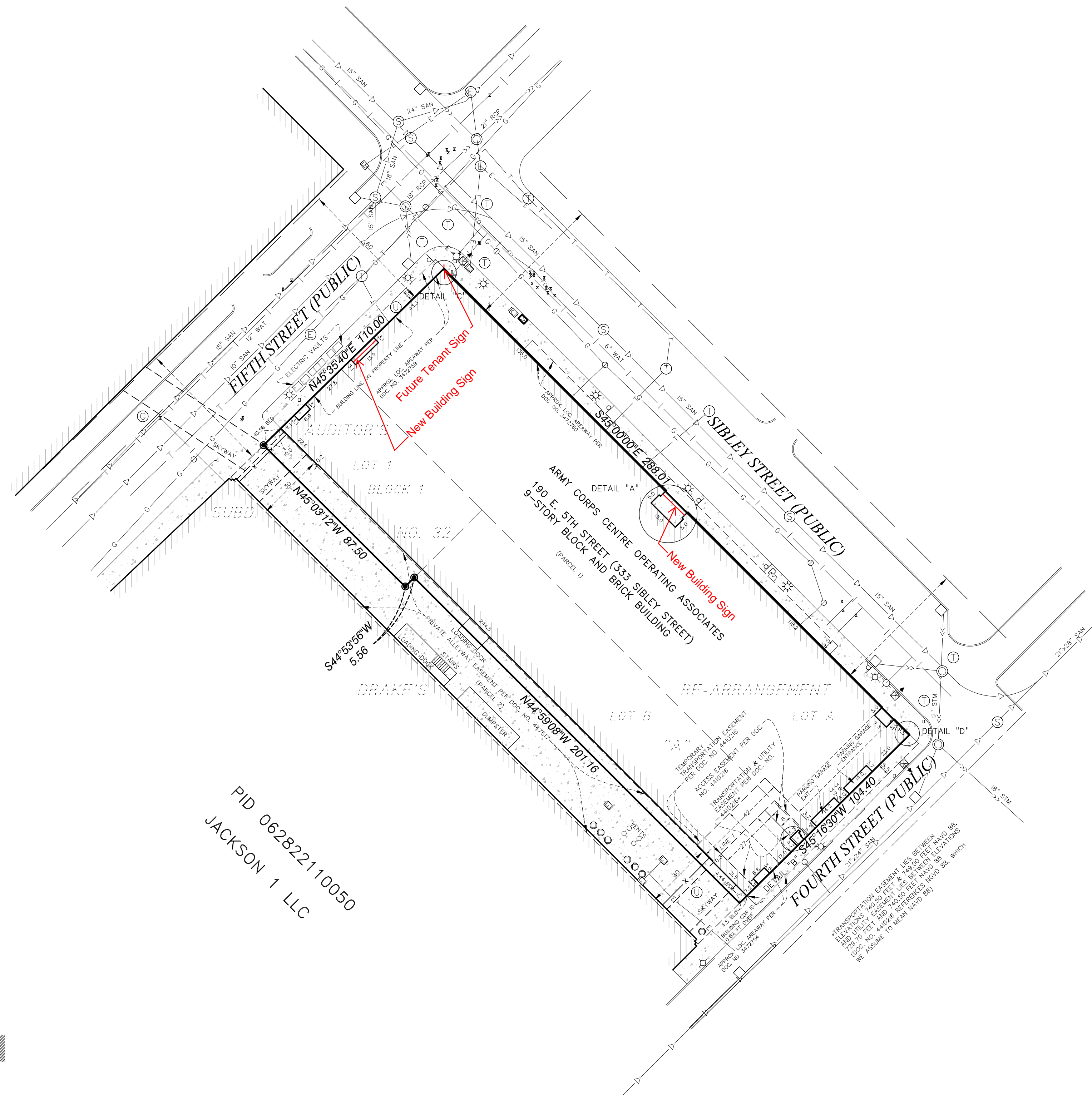
Building Height: No Limit.

Floor Area Ratio: Maximum floor area ratio is 8.0 with an existing floor area ratio of 3.88.

SITE



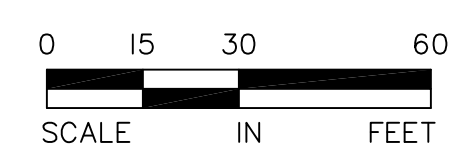
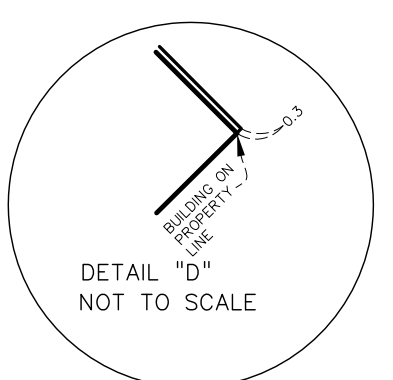
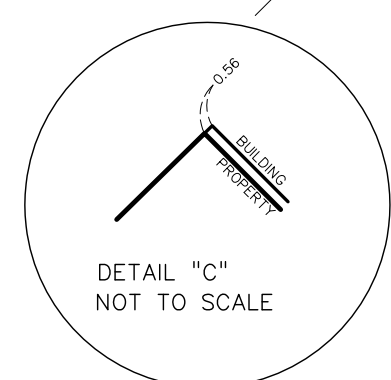
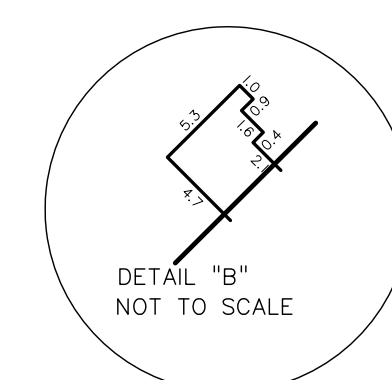
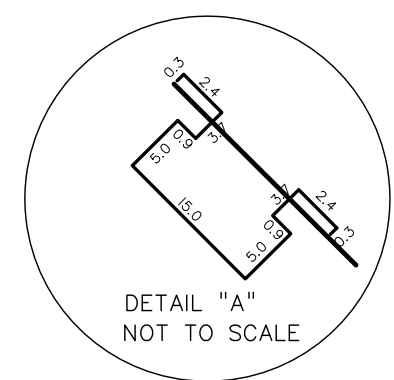
VICINITY MAP



PID 062822110050
JACKSON 1 LLC

LEGEND

- | | |
|--------------------|--------------------------------|
| ● FOUND DRILL HOLE | — G — GAS |
| ○ HYDRANT | — S — SANITARY SEWER |
| ✕ WATER VALVE | — SS — STORM SEWER |
| ⊙ SANITARY MANHOLE | — I — WATERMAIN |
| ⊠ CATCH BASIN | — E — UNDERGROUND ELECTRIC |
| ⊡ ELECTRIC BOX | — O — OVERHEAD UTILITY |
| ⊛ LIGHT POLE | — T — UNDERGROUND TELEPHONE |
| ⊙ STORM MANHOLE | — FO — UNDERGROUND FIBER OPTIC |
| ⊙ POWER POLE | — X — FENCE |
| ○ BOLLARD | ▭ CONCRETE |
| ○ HAND HOLE | |
| ○ GAS VALVE | |
| ⊙ UNKNOWN MANHOLE | |



PROPERTY DESCRIPTION

Parcel 1:
Lots "A" and "B", Drake's Re-arrangement "A", and Lot 1, Block 2, Auditor's Subdivision No. 32, Ramsey County, Minnesota.

Parcel 2:
Non-exclusive private alley easement as set forth in Agreement dated May 28, 1913, filed October 15, 1913, in Book 67 of Miscellaneous, page 345, as Document Number 447517, as amended by Amended Easement Agreement dated August 1, 1992, filed September 22, 1992, as Document Number 2674369, Office of County Recorder, Ramsey County, Minnesota.

CERTIFICATION

To Bridgewater Bank, TP Sibley, and First American Title:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11(b), 16, 17, 18, and 19 of Table A thereof. The field work was completed on August 8th, 2014.

Date of Plat or Map: August 12, 2014

Dennis B. Olmstead
Dennis B. Olmstead, Professional Land Surveyor
Minnesota License No. 18425

Notes:

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. NCS-662594-MPLS, dated April 7, 2014.
- The locations of underground utilities are depicted based on Gopher State One Call Ticket No. 130520493, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- The area of the above described property is 30,579 square feet or 0.702 acres.
- There are 56 regular parking stalls and 2 motorcycle stalls on the first floor and approximately 60 parking spaces on the lowest floor (no stalls - counted cars) for approximately 118 underground parking stalls.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27123C0104G, dated June 4, 2010, the property lies within Zone X, an area determined to be outside the 500-year floodplain.
- There was no observed evidence of earth moving work or building construction at the time of our field work.
- Names of adjoining owners are depicted based on Ramsey County GIS.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- No wetland delineation was provided and none were observed.
- Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:
 - Item 10** references Agreement dated May 28, 1913, filed October 15, 1913, in Book 67 of Miscellaneous, page 345, as Document Number 447517, as amended by Amended Easement Agreement dated August 1, 1992, filed September 22, 1992, as Document Number 2674369, and the easements, terms, obligations, conditions and restrictions, including restrictions as to use of the appurtenant easement, as set forth therein. Said easement is depicted on the survey.
 - Item 11** references Terms, conditions and provisions of Encroachment Permit ENC 95-0060 filed March 6, 2002 as Document Number 3472754. Shown approximately.
 - Item 12** references Terms, conditions and provisions of Encroachment Permit ENC 95-0059 filed March 6, 2002 as Document Number 3472759. Shown approximately.
 - Item 13** references Terms, conditions and provisions of Encroachment Permit ENC 95-0058 filed March 6, 2002 as Document Number 3472760. Shown approximately.
 - Item 14** references Mortgage dated January 30, 2009, recorded February 5, 2009, as Document No. 4139023, from Army Corps Centre Operating Associates, Limited Partnership, a New Mexico limited partnership, to Wells Fargo Bank, National Association, a national banking association, securing the original principal amount of \$9,337,500.00. Not survey related.
 - Modified by Modification of mortgage dated June 23, 2011, recorded July 19, 2011 as Document No. 4288182. Not survey related.
 - Item 15** references Assignment of Rents dated January 30, 2009, recorded February 5, 2009, as Document No. 4139024, between Army Corps Centre Operating Associates, Limited Partnership, a New Mexico limited partnership, and Wells Fargo Bank, National Association, Not survey related.
 - Item 16** references Easements for transportation, access, and utility purposes together with other reserved rights in favor of the State of Minnesota as contained in Final Certificate recorded June 26, 2013 as Document No. 4410216. Said easements are depicted on survey.
- Building footprint is depicted to second floor which cantilevers over first floor which is depicted as a dash line. Building ties and dimensions to property are measured to the second floor, except where noted.

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

ALTA/ACSM LAND TITLE SURVEY

ARMY CORPS CENTRE OPERATING ASSOCIATES
190 E. 5TH STREET
ST. PAUL, MINNESOTA

DRAWN BY	DML, DPE
CHECKED BY	DBO
DATE ISSUED	08/11/14
SCALE	1"=30'
JOB NO.	140097
BOOK	1

APPENDIX C: HISTORIC PRECEDENTS



*Above: Ca. 1920, a projecting sign is on the upper stories on the corner and another projecting sign is over the entrance on Sibley Street, along with a stuffed bison.
Below: Ca. 1925, looking down Fourth Street from Wacouta Street.
(Photographs: Minnesota Historical Society Collection)*



Master Sign Plan—730 Washington Avenue North—Appendix C

Historic Photographs of Signage in the Lowertown Historic District



Above, left: Seventh and Jackson Streets, looking down Jackson Street, 1887

Above, right: Sibley Street, between Fifth and Sixth Streets, 1909

Below, left: Sibley Street, looking towards the river, 1918

(Minnesota Historical Society Collections)

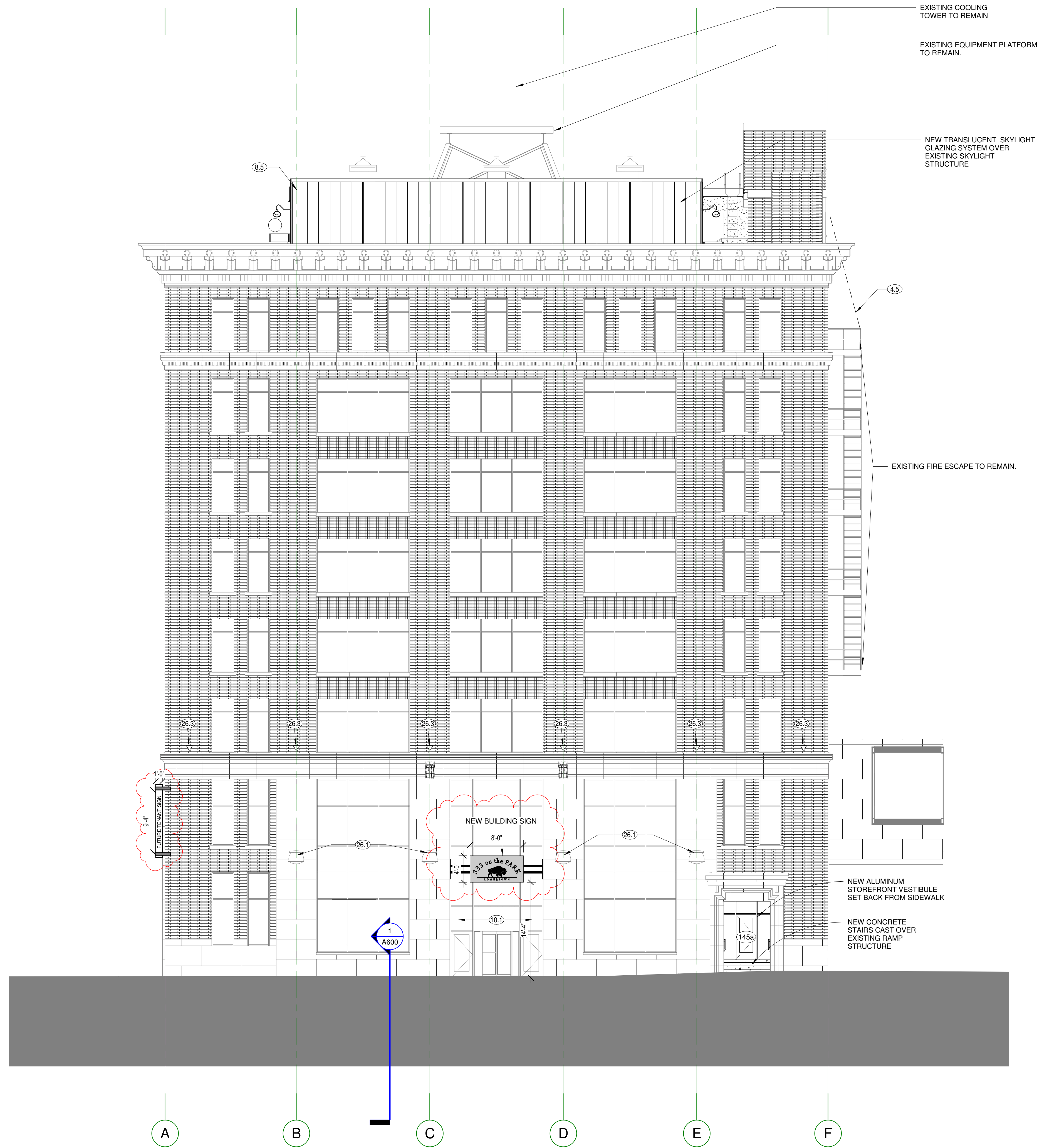
APPENDIX D: BUILDING ELEVATIONS

EXTERIOR RESTORATION GENERAL NOTES:

1. Brick used in replacement or repair of missing or damaged brick shall match the adjacent brick in size, color, sheen, and finish. Salvaged historic brick may potentially be a closer match than new brick. Contractor shall obtain approval from the architect of installed small replacement area prior to proceeding with larger areas.
2. Patch existing stucco at rooftop penthouse around new door opening with new scratch coat and install a new wash coat of portland cement and sand to blend patched areas into existing scratch coat. Wash coat shall match existing in color and texture.

EXTERIOR RESTORATION KEY NOTES:

- 8.1 REPAIR SPALLED AREAS OF STRUCTURAL CONCRETE FRAME. SEE STRUCTURAL.
- 4.1 REPAIR STOREFRONT TO MATCH EXISTING IN COLOR, SIZE, TEXTURE, AND TOOLING.
- 4.4 REPLACE MISSING TERRA-COTTA PARAPET COPING. TYP. SALVAGE COPING STORED IN PENTHOUSE. REMOVE LADDER, PATCH AND REPAIR BRICK AND MORTAR AT ATTACHMENT POINTS.
- 8.5 EXISTING STEEL WINDOW TO REMAIN. GLAZING TO BE REPLACED WITH 1/4" CLEAR GLASS. SASH AND FRAMES TO BE STRIPPED AND REPAINTED. REPAIR ANY DAMAGED PORTIONS OF SASH AND FRAME. INSTALL NEW WEATHER STRIPPING, HARDWARE AND SEALS. SEE SECTION 08 01 51
- 8.3 EXISTING LOUVER TO BE REPLACED WITH NEW SINGLE HUNG ALUMINUM WINDOW. FRAME, SASH AND MULLION PROFILES AND SIGHTLINES TO MATCH REMAINING HISTORIC STEEL WINDOWS. SEE DETAILS AND SECTION 08 57 00.
- 8.4 EXISTING ALUMINUM STOREFRONT TO REMAIN. REPLACE SPANDREL GLAZING AND LOUVERS INDICATED BY AN 'X' ON ELEVATIONS WITH CLEAR LOW-E INSULATED PANELS TO MATCH ADJACENT GLAZING.
- 8.5 INSTALL NEW INSULATED FIBERGLASS SANDWICH PANEL SKYLIGHT SYSTEM OVER EXISTING STEEL FRAMES.
- 9.2 REPAINT EXISTING DOOR, WINDOW, LOUVER, OR STOREFRONT SYSTEM, INCLUDING ANY EXISTING SECURITY BARS, HARDWARE, ETC.
- 10.1 REMOVE EXISTING BUILDING SIGNAGE AND NUMBERS, PATCH AND REPAIR AT MOUNTING.
- 10.2 REMOVE UNMOUNTED BUILDING SIGNAGE. ANCHORS TO BE INSTALLED IN MORTAR JOINTS AND ARE TO EXTEND INTO CONCRETE FRAME BEHIND VENEERS.
- 26.1 EXISTING EXTERIOR LIGHT FIXTURES / ELECTRICAL DEVICE TO REMAIN.
- 26.2 EXISTING EXTERIOR LIGHT FIXTURES TO BE REPLACED WITH NEW - SEE ELEC.
- 26.3 NEW EXTERIOR UP LIGHT FIXTURES TO BE INSTALLED ABOVE 3RD FLOOR TERRA-COTTA BAND. ALL ANCHORS FOR FIXTURES AND CONDUIT TO BE INSTALLED INTO MORTAR JOINTS IN VERTICAL SURFACES. TERRA-COTTA BAND AND SILLS SHALL NOT BE PENETRATED. - SEE ELEC.
- 26.4 INSTALL NEW ELECTRICAL CONDUIT FOR EMERGENCY POWER FEEDERS TO ROOFTOP EQUIPMENT. REQUIRED ANCHORS TO BE INSTALLED IN MORTAR JOINTS ONLY.



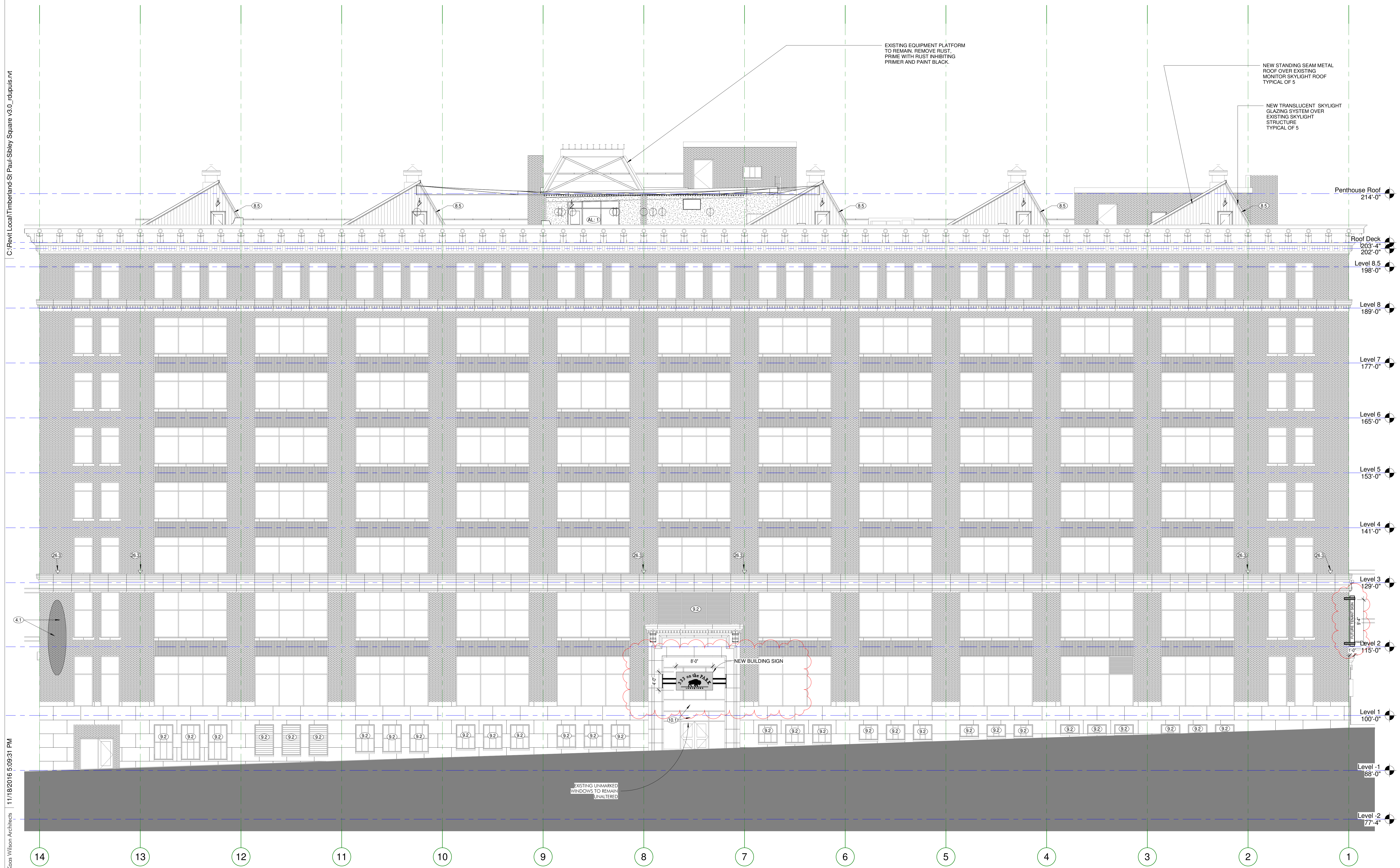
1 Northwest Elevation
1/8" = 1'-0"

EXTERIOR RESTORATION GENERAL NOTES:

- NOTES:**
1. Brick used in replacement or repair of missing or damaged brick shall match the adjacent brick in size, color, shen, and finish. Salvaged historic brick may potentially be a closer match than new brick. Contractor shall obtain approval from the architect of installed small replacement area prior to proceeding with larger areas.
 2. Patch existing stucco at rooftop penthouse around new door opening with new scratch coat and install a new wash coat of portland cement and sand to blend patched areas into existing scratch coat. Wash coat shall match existing in color and texture.

EXTERIOR RESTORATION KEY NOTES:

- 8.1 REPAIR SPALLED AREAS OF STRUCTURAL CONCRETE FRAME. SEE STRUCTURAL.
- 8.2 REPAIR CONCRETE MORTAR TO MATCH EXISTING IN COLOR, SIZE, TEXTURE, AND TOOLING.
- 8.4 REPLACE MISSING TERRA-COTTA PARAPET COPING. REMOVE LADDER, PATCH AND REPAIR BRICK AND MORTAR AT ATTACHMENT POINTS.
- 8.5 EXISTING STEEL WINDOW TO REMAIN. GLAZING TO BE REPLACED WITH 1/4" CLEAR GLASS. SASH AND FRAMES TO BE STRIPPED AND REPAINTED. REPAIR ANY DAMAGED PORTIONS OF SASH AND FRAME. INSTALL NEW WEATHER STRIPPING, HARDWARE AND SEALS. SEE SECTION 08 01 51.
- 8.3 EXISTING LOUVER TO BE REPLACED WITH NEW SINGLE HUNG ALUMINUM WINDOW. FRAME, SASH AND MULLION PROFILES AND SIGHTLINES TO MATCH REMAINING HISTORIC STEEL WINDOWS. SEE DETAILS AND SECTION 08 57 00.
- 8.4 EXISTING ALUMINUM STOREFRONT TO REMAIN. REPLACE SPANDREL GLAZING AND LOUVERS INDICATED BY AN "X" ON ELEVATIONS WITH CLEAR LOW-E INSULATED PANELS TO MATCH ADJACENT GLAZING.
- 8.5 INSTALL NEW INSULATED FIBERGLASS SANDWICH PANEL SKYLIGHT SYSTEM OVER EXISTING STEEL FRAMES.
- 9.2 REPAINT EXISTING DOOR, WINDOW, LOUVER, OR STOREFRONT SYSTEM, INCLUDING ANY EXISTING SECURITY BARS, HARDWARE, ETC.
- 10.1 REMOVE EXISTING BUILDING SIGNAGE AND NUMBERS. PATCH AND REPAIR AT MOUNTING.
- 10.2 NEW UNMOUNTED BUILDING SIGNAGE. ANCHORS TO BE INSTALLED IN MORTAR JOINTS AND ARE TO EXTEND INTO CONCRETE FRAME BEHIND VENEERS.
- 26.1 EXISTING EXTERIOR LIGHT FIXTURES / ELECTRICAL DEVICE TO REMAIN.
- 26.2 EXISTING EXTERIOR LIGHT FIXTURES TO BE REPLACED WITH NEW - SEE ELEC.
- 26.3 NEW EXTERIOR UP LIGHT FIXTURES TO BE INSTALLED ABOVE 3RD FLOOR TERRA-COTTA BAND. ALL ANCHORS FOR FIXTURES AND CONDUIT TO BE INSTALLED INTO MORTAR JOINTS IN VERTICAL SURFACES. TERRA-COTTA BAND AND SILLS SHALL NOT BE PENETRATED. -SEE ELEC.
- 26.4 INSTALL NEW ELECTRICAL CONDUIT FOR EMERGENCY POWER FEEDERS TO ROOFTOP EQUIPMENT. REQUIRED ANCHORS TO BE INSTALLED IN MORTAR JOINTS ONLY.



C:\Revit Local\Timberland\St Paul\Sibley Square v3.0_rdp.rvt

Copyright Kaas Wilson Architects | 11/18/2016 5:09:31 PM

1 Northeast Elevation
 1/8" = 1'-0"

APPENDIX E: RENTAL APARTMENTS SIGNAGE

RENDERING



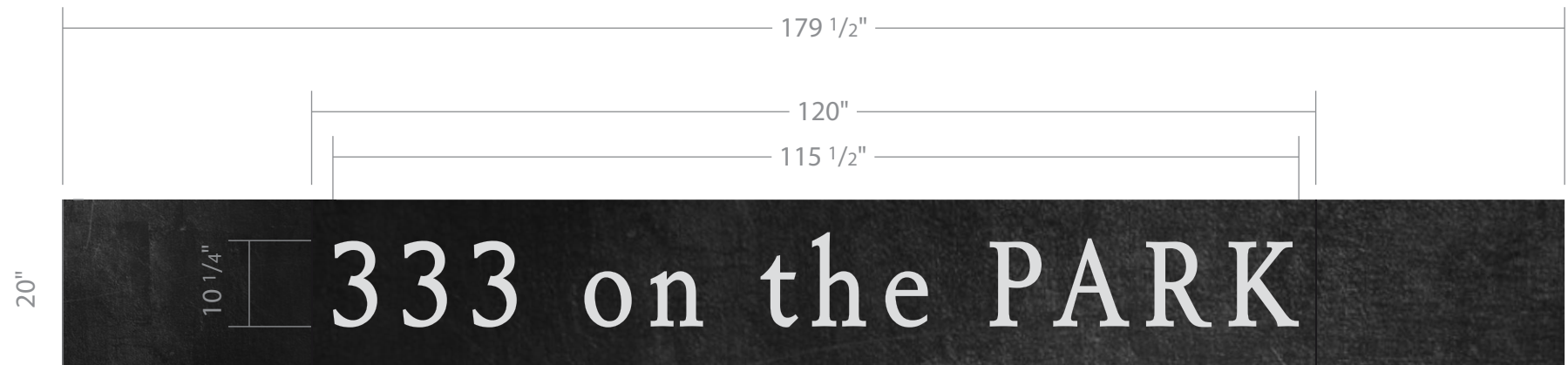
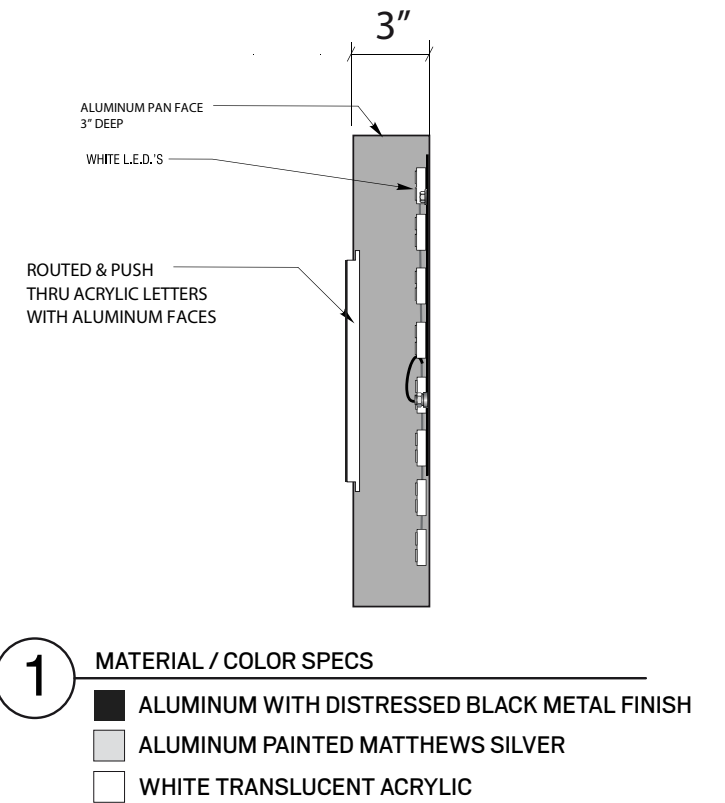
NIGHTTIME RENDERING



SIBLEY STREET- EXISTING



SECTION - S/F ILLUMINATED PUSH THRU LETTERS



2 SIDE VIEW
SCALE 1:20

SIGN TYPE: SIBLEY - ILLUMINATED PUSH THRU



Define your image.

8627 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
P. 952-224-9906
F. 952-224-9909
sddisignsystems.com

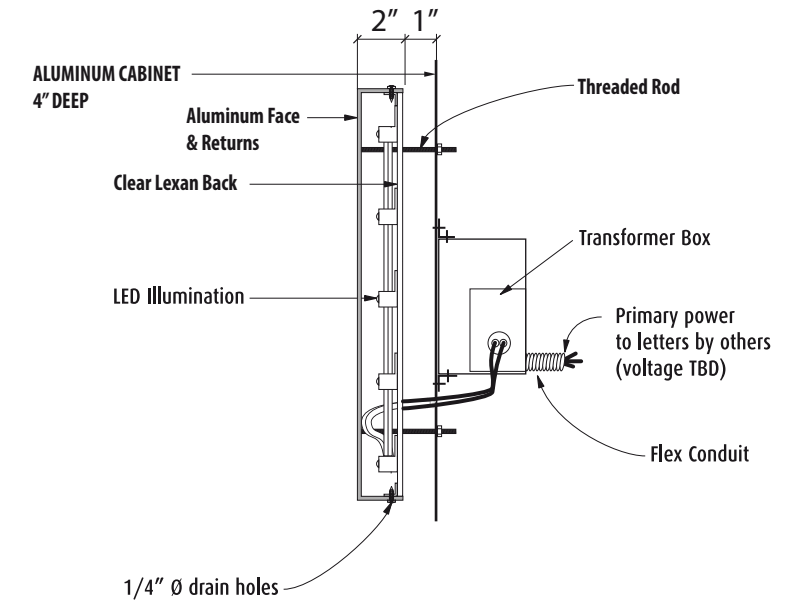
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Client:	333 on the Park	Origin Date:	11.23.16
Project Manager:	S. Sowder	Revised Date:	11.28.16
Drawn By:	M. Scauzillo	Revision:	2

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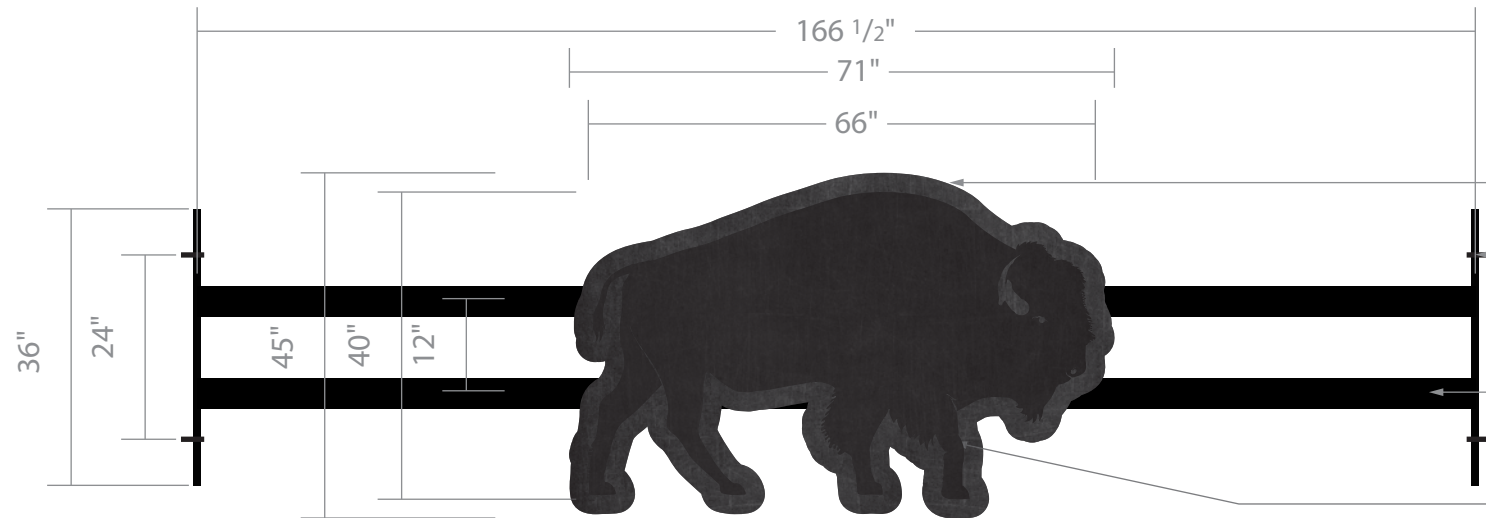
PLEASE EMAIL OR FAX YOUR APPROVAL BACK

- Approved As Is**
 Approved With Changes
 Please Change and Resubmit

X _____

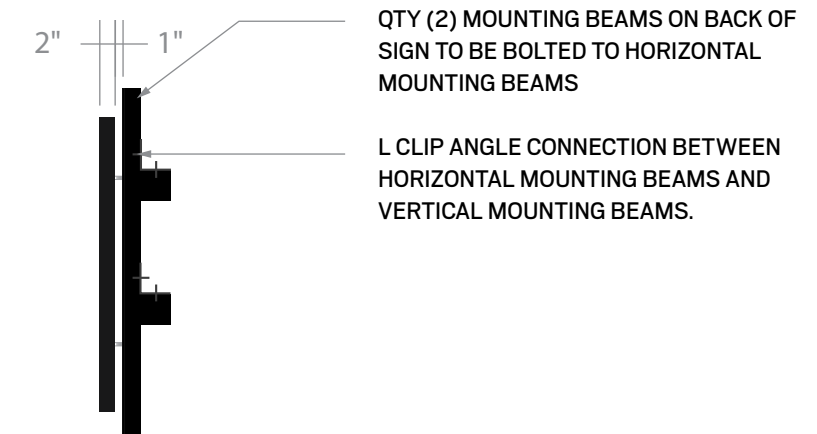


- 3** MATERIAL / COLOR SPECS
- PAINTED BLACK
 - DISTRESSED BLACK METAL FINISH



1 FRONT VIEW - SIBLEY STREET LAYOUT
 SCALE: 1:25
 FONT: IMPORTED LOGO
 NOTE: LOGO MAY BE DISTORED BY FABRICATION PROCESS - PLEASE APPROVE FINAL ARTWORK PRIOR TO FABRICATION

- ALUMINUM BACKER PANEL
FINISH: DISTRESSED BLACK METAL
- MOUNTING PLATE WITH BOLTS IN GROUT, 24" O.C. (CONFIRM ON SITE)
- MOUNTING BEAMS. SIZE AND MATERIAL TO BE DETERMINED BEFORE FABRICATION.
- REVERSE CHANNEL LETTER 2" DEEP WITH RETURNS AND SPACERS
- ALUMINUM FACE AND RETURNS
FINISH: DISTRESSED BLACK METAL
- ILLUMINATED WITH WHITE LEDs



2 SIDE VIEW
 SCALE: 1:25

SIGN TYPE: SIBLEY - REVERSE CHANNEL LETTER

8627 EAGLE CREEK CIRCLE
 SAVAGE, MN 55378
 P. 952-224-9906
 F. 952-224-9909
 sddisignsystems.com

Define your image.

Project:	Exterior Signage	File Name:	Reverse Channel Letters.ai
Client:	333 on the Park	Origin Date:	11.23.16
Project Manager:	S. Sowder	Revised Date:	11.28.16
Drawn By:	M. Scauzillo	Revision:	2

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 Please Change and Resubmit

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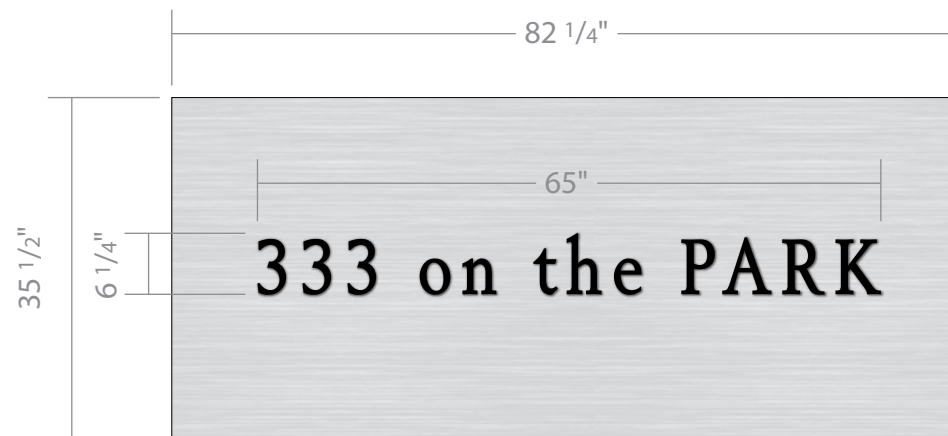
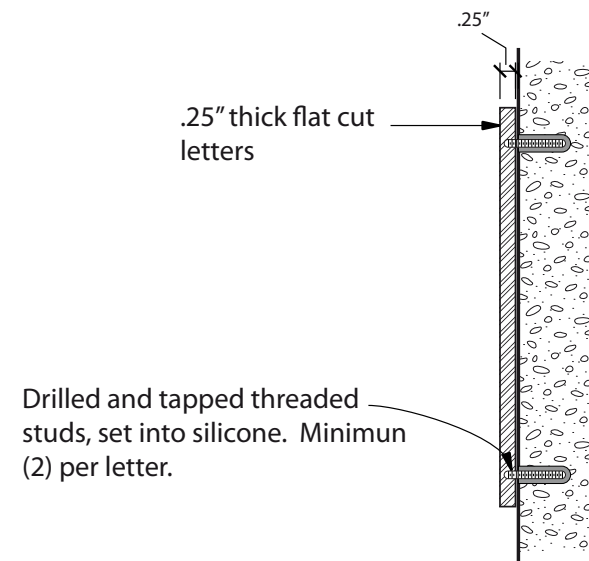
RENDERING



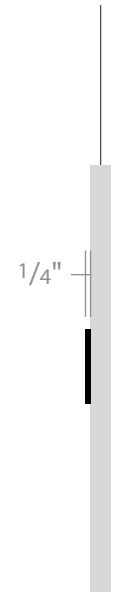
5TH STREET - EXISTING



SECTION - FLAT CUT LETTERS



EXISTING



3 MATERIAL / COLOR SPECS

■ PAINTED BLACK

1 FRONT VIEW
SCALE 1:20

1 SIDE VIEW
SCALE 1:16

SIGN TYPE: 5TH STREET - FLUSH MOUNT LETTERS



Define your image.

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SAVAGE, MN 55378
P. 952-224-9906
F. 952-224-9909
sddisignsystems.com

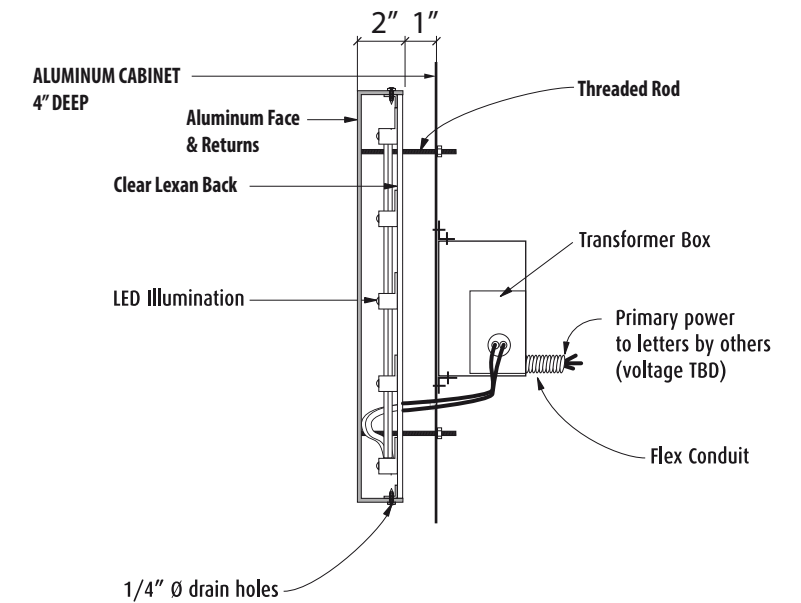
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Client:	333 on the Park	Origin Date:	11.23.16
Project Manager:	S. Sowder	Revised Date:	11.28.16
Drawn By:	M. Scauzillo	Revision:	2

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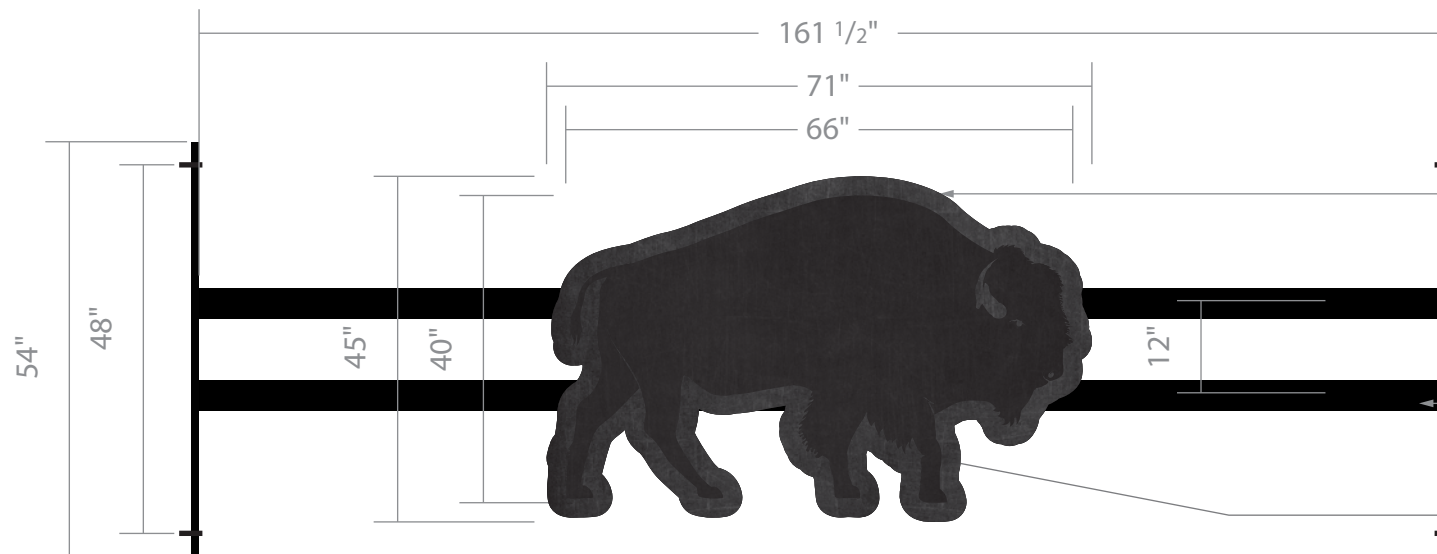
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- 3** MATERIAL / COLOR SPECS
- PAINTED BLACK
 - DISTRESSED BLACK METAL FINISH

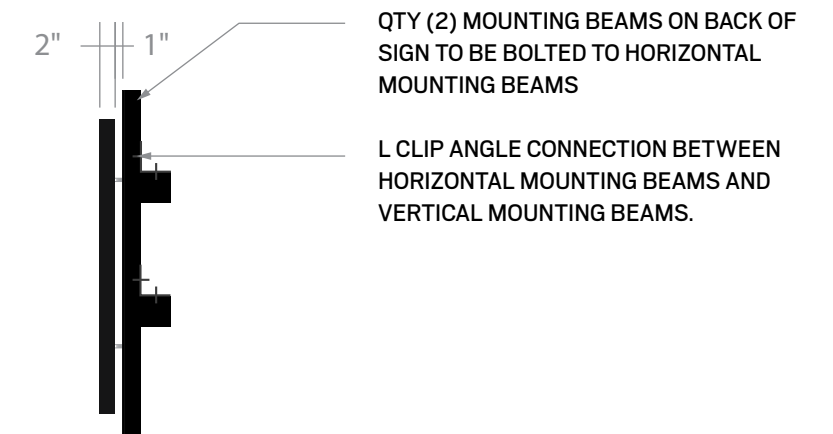


1 FRONT VIEW - 5TH STREET LAYOUT
 SCALE: 1:25
 FONT: IMPORTED LOGO
 NOTE: LOGO MAY BE DISTORED BY FABRICATION PROCESS - PLEASE APPROVE FINAL ARTWORK PRIOR TO FABRICATION

ALUMINUM BACKER PANEL
 FINISH: DISTRESSED BLACK METAL
 MOUNTING PLATE WITH BOLTS IN GROUT, 48" O.C. (CONFIRM ON SITE)

MOUNTING BEAMS. SIZE AND MATERIAL TO BE DETERMINED BEFORE FABRICATION.

REVERSE CHANNEL LETTER 2" DEEP WITH RETURNS AND SPACERS
 ALUMINUM FACE AND RETURNS
 FINISH: DISTRESSED BLACK METAL
 ILLUMINATED WITH WHITE LEDs



2 SIDE VIEW
 SCALE: 1:25

SIGN TYPE: 5TH STREET - REVERSE CHANNEL LETTER



Define your image.

8627 EAGLE CREEK CIRCLE
 SAVAGE, MN 55378
 P. 952-224-9906
 F. 952-224-9909
 sddisignsystems.com

Project:	Exterior Signage	File Name:	Reverse Channel Letters.ai
Client:	333 on the Park	Origin Date:	11.23.16
Project Manager:	S. Sowder	Revised Date:	11.28.16
Drawn By:	M. Scauzillo	Revision:	2

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 Approved With Changes
 Please Change and Resubmit

X _____



REC'D DEC 06 2016
31257 03

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

FEB 13 2017

RECEIVED
JAN 03 2017
NATIONAL PARK SERVICE
HISTORIC PRESERVATION PROGRAM

NPS Project Number
31,257

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name Gordon and Ferguson Building
Property address 190 East Fifth Street

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

This amendment addresses changes to the following item: No. 15 - Exterior signs and light fixtures.

An amendment will be submitted later to address NPS conditions regarding construction for the commercial tenant space on the first floor.

3. Project Contact (if different from applicant)
Name Elizabeth Gales Company Hess, Roise and Company
Street 100 North First Street City Minneapolis State MN
Zip 55401-1412 Telephone (612) 338-1987 Email Address gales@hessroise.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Robert L. Fransen Signature [Signature] Date 12/01/2016
Applicant Entity TP Sibley, LLC SSN _____ or TIN 47-1494261
Street 8000 Norman Center Drive, Suite 830 City Bloomington State MN
Zip 55437-1193 Telephone (952) 351-9308 Email Address rsailer@timberlandpartners.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 2/9/17 National Park Service Authorized Signature [Signature]

NPS conditions or comments attached