

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

FILE NAME: 882 West Seventh Street
INVENTORY NUMBER: RA-SPC-2937
APPLICANT: Craig Cohen
ARCHITECT: Jerry Hagen, Hagen Christensen & McIlwain Architects
DATE OF PUBLIC HEARING: February 8, 2018
HPC SITE/DISTRICT: Jacob Schmidt Brewing Company Historic District
PERIOD OF SIGNIFICANCE: 1858-1955
CATEGORY: Contributing **WARD:** 2 **DISTRICT COUNCIL:** 9
ZONING: T3 **CLASSIFICATION:** Restoration
STAFF INVESTIGATION AND REPORT: George Gause

A. SITE DESCRIPTION:

The Office Building was constructed in 1935 in a Streamline Moderne style. The U-shaped building is a masonry structure faced in orange-tan brick and trimmed in Bedford stone. The main entry is at the center of the Seventh Street elevation, with an elaborate architrave made up of broad, fluted pilasters, a wide lintel, and a carved rendition of the circular Jacob Schmidt Brewing Company logo. A portion of the interior is locally designated including the lower level Rathskeller.

B. PROPOSED CHANGES:

The applicant proposes to rehabilitate the building in the following areas:

Exterior Surfaces:

- *Masonry:* Cleaning will be conducted only to halt deterioration. Missing, damaged, and deteriorated details will be repaired to match the existing.
- *Masonry:* Deteriorated brick, stone, mortar, and other materials will be restored where damaged, the original style, color and proportion being replicated.
- *Masonry:* The front entry stone trim, detail and original lighting fixtures will be restored and preserved.
- *Windows:* Provide repairs to existing original wood windows throughout. Replace existing newer anodized aluminum windows at west and south elevations with new clad wood windows to match original profile.
- *Doors:* The original front door (Seventh Street facade) will be reinstalled and hardware will be upgraded to meet the historic and building code requirements. Non-original doors on the south, west, southwest and north wing will be replaced with compatible new doors. Southeast façade stoop will also be replaced and reconstructed.

Interior Spaces:

- *Structural Repairs:* The west portion of the building has a wood framed floor and roof system. There are significant expansion cracks in the floor and walls at various locations which telegraph the change in construction type and a lack of expansion control between them. This will be addressed. Much of the original wood roof and floor framing in the western side of the building is undersized and failing to some degree. This is the area built over part of the old building reusing existing foundations. Repair this portion of the structure as a part of the building stabilization.
- *Masonry:* Provide interior masonry restoration work at historical spaces including the Rathskeller, Tasting Room, Front Stair, Lobby, and at exposed wall in new Lower Level.
- *Doors:* Where existing spaces are retained the original historic paneled doors (and hardware) will be repaired rather than replaced. If replacement of original or historic doors is necessary, the replacement will duplicate or be compatible with the material, design, and hardware of the older door.

- Provide new doors to match existing door system at new openings. Provide glass doors and sidelights at interior entrances where indicated in the plans.
- *Mechanical*: Install an automatic fire protection system for the entire building.
- *Heating & Air Conditioning*: The building will need significant HVAC work. Reuse ductwork where possible, but the majority of the piping, ductwork and equipment will be new.
- *Electrical*: The existing electrical system is to be modified to address the use needs for the building owner and tenants. Existing historic light fixtures will remain.

Lower Level Site Plan:

- The Rathskeller, Tasting Room and Bar will be renovated as original. The rest of the lower level will include an additional event or tenant space (where the existing gift shop is located), restrooms, lobby, utility areas, etc. as required.
- *Masonry Flooring*: Strip old finish off existing stone flooring in the Rathskeller space and at base of stairs and provide new clear finish.

First Floor Site Plan:

- The existing art deco hand railing from the first floor to the Rathskeller is to be retained and repaired as necessary.
- Provide repair work for ornamental stair railing in the front lobby and stairs to Rathskeller.
- *Flooring*: Composite tile flooring is worn and has deteriorated. Replace with new composite tile flooring to replicating the existing pattern. In the north wing, replace the flooring with new composite tile flooring replicating the existing pattern. This includes the two locations with the Schmidt logo.

C. BACKGROUND:

The restoration plans for the Jacob Schmidt office building and Rathskeller were conditionally approved by the HPC in 2012. Since that time there has been an ownership change and some changes to the proposed plans:

1. West façade: The existing door will be restored into a compatible door. 2012 plan proposed conversion into a window.
2. South façade: Metal replacement windows will be replaced with wood clad windows to match the original. 2012 plan retained the metal windows.
3. Southeast façade: Existing entry will be restored with a compatible door. 2012 plan new entry structure was proposed.
4. East façade: 2012 plan proposed a new garbage and mechanical structure. This structure will not be constructed.

D. GUIDELINE CITATIONS:

E. The Secretary of the Interior's Standards for Rehabilitation

Guideline	Meets Guideline?	Comments
<i>1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	Yes	The renovation will respect the layout and history of the structure while adapting for a new use.
<i>2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i>	Yes	The renovation will respect the layout and history of the structure while adapting for a new use.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Yes	Original materials will be retained. Where missing, materials will match the original.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Yes	Much of the program is to repair deteriorated features and materials.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Yes	Surface cleaning will be done using the gentlest means possible.

F. Sec. 74-08 Jacob Schmidt Brewing Company Preservation Program

(4) Existing Structures and buildings

Guideline	Meets Guideline?	Comments
a. Exterior Surfaces. Masonry. Repair: Original masonry and mortar shall be retained whenever possible without the application of any surface treatment. Deteriorated or damaged masonry or mortar, when necessary, shall be repaired or replaced with the material used in original construction or a material that closely resembles the original in size, shape, color, texture and profile.	Yes	Restoration plans call for the retention of original fabric and replacement material that matches the original.
a. Exterior Surfaces. Masonry. Cleaning: Masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible such as low pressure water (under 300 psi) and soft, natural bristle brushes.	Yes	Surface cleaning will be done using the gentlest means possible. Staff is conditioning any cleaning of the structure.
a. Exterior Surfaces. Masonry. Repointing: Repointing should be done on those mortar joints where there is evidence of moisture problems or where mortar is missing or damaged. The removal of mortar shall be done with methods and tools that will not damage the surrounding masonry or alter the joint size. Original mortar joint size and profile shall be retained, and replacement mortar shall match the original mortar in color, composition, strength and texture.	Yes	Repointing plans call for the retention of original fabric and replacement material that matches the original.

<p>e. Windows and Doors. <i>Panes, Sashes and Hardware: Historic windows should be preserved and if replacement is warranted, windows should be replaced in-kind. Missing or irreparable windows should be replaced with new windows that match the original in material, size, general muntin and mullion proportion and configuration and reflective qualities of the glass.</i></p>	Yes	Existing original windows will be repaired. Non-original existing windows will be replaced with windows to match the original windows.
<p>e. Windows and Doors. <i>Trim: Historic window casings should be retained wherever possible. If replacement is necessary, the original profile shall be replicated.</i></p>	Yes	Existing original window trim will be repaired. Non-original existing windows will be replaced with windows and trim to match the original windows.
<p>h. Mechanical. <i>Location and Siting. Mechanical related equipment should be sited in such a way that they do not block or disrupt principal elevations and prominent views, especially on roof tops.</i></p>	Yes	Mechanical systems will be placed on the rooftop to minimize the effect on the structure.
<p>6. Interiors b. Interior Spaces. <i>Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building.</i></p>	Yes	In the designated area of the structure, the original floorplan will be retained.
<p>6. Interiors c. Interior Features and Finishes. <i>Identifying, retaining and preserving interior features and finishes that are important in defining the overall historic character of the building.</i></p>	Yes	Nothing pertaining to the designated interior portions will be altered. The spaces will be preserved, repaired where needed and rehabilitated.
<p>6. Interiors e. New Mechanical Systems. <i>Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevation, and the least damage to the historic building material.</i></p>	Yes	Nothing pertaining to the designated interior portions will be altered.

G. FINDINGS:

1. On May 25, 2011, the Jacob Schmidt Brewing Company Heritage District was established under Ordinance No. 11-46, § 1. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The building is categorized as contributing to the character of the Jacob Schmidt Brewing Company Heritage District.
3. The Period of Significance for the Jacob Schmidt Brewing Company Heritage Preservation District is 1858-1955.
4. **Masonry.** The proposal to clean and repoint where necessary meets the Secretary of the Interior's Standards for Rehabilitation and Meets § 74-08 Preservation Program: Jacob Schmidt Brewing Company Heritage District.

5. *Windows and doors.* Repairing the original wood windows and replacing the non-historic windows and doors with more appropriately detailed windows meets the Secretary of the Interior's Standards for Rehabilitation and Meets § 74-08 Preservation Program: Jacob Schmidt Brewing Company Heritage District.
6. *Internal spaces:* In general, much of the character-defining features are being repaired and preserved which meets the Secretary of the Interior's Standards for Rehabilitation and Meets § 74-08 Preservation Program: Jacob Schmidt Brewing Company Heritage District.
7. The proposal for interior and exterior restoration of the structure at 882 West 7th Street will not adversely affect the Program for the Preservation and architectural control of the Jacob Schmidt Brewing Company Heritage Preservation District (Leg. Code §73.06 (e)) so long as the conditions are met.

E. STAFF RECOMMENDATION:

Based on the findings, staff recommends approval with the following conditions:

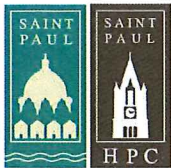
1. All final materials, mock-ups, colors and details shall be submitted to the HPC staff for final review and approval.
2. Any revisions to approved plans shall be re-reviewed and approved by the HPC staff. If revisions are significant, new plans may need to be drafted and submitted for final review and approval.
3. There shall be no application of sealant, consolidant, or water-proofing product to the stone, granite, or brick.
4. The HPC stamped approved plans shall remain available on site for the duration of the project.
5. Items not listed in project scope have not been reviewed. Any changes or additions require further review.
6. This Certificate is VOID if the approved plans are altered from the Heritage Preservation approved plans.
7. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to HPC staff prior to commencement.
8. As the proposed project will be conducted over various climate seasons, a weather protection plan should be in place that ensures protection to the historic structure, without damage, for all native temperatures and conditions.
9. Two separate mortar tests of not less than eight inches in length and on an inconspicuous facade shall be completed prior to commencement of re-pointing. All measurements, textures, color, patterns and relationships of existing mortar conditions shall be field checked:
Staff _____ Date _____
10. HPC staff shall be contacted for a site visit to review a sample patch of no more than 5' x 5' of the chosen cleaning method to review the work and results. Work shall not progress beyond this stage without staff sign-off.
Staff _____ Date _____

F. SUGGESTED MOTION

I move to conditionally approve application #18-012 for interior and exterior restoration at 882 West 7th Street as per the findings of fact, presented testimony, submitted documentation and information provided in the staff report with the 8 conditions.

G. ATTACHMENTS:

1. HPC design review application
2. Supporting information submitted by applicant – plans & 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
ApplyHPC@stpaul.gov

Project Address:
882 West Seventh Street

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 checked="" type="checkbox"/> Repair/Rehabilitation | <input 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: 882 West Seventh Street Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Meghan Elliott
Company: PVN
Street and number: 575 9th Street SE, Suite 215
City: Minneapolis State: MN Zip Code: 55414
Phone number: (612) 843-4140 e-mail: elliott@pvnworks.com

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

Name: Rathskeller Renaissance, LLC (Craig Cohen)
Street and number: 565 Holly Avenue
City: St. Paul State: MN Zip Code: 55102
Phone number: (651) 485-1738 e-mail: craigcohen39@aol.com

5. PROJECT ARCHITECT (If applicable)

Contact person: Jerry Hagen
Company: Hagen Christensen & McIlwain Architects
Street and number: 4201 Cedar Avenue South
City: Minneapolis State: MN Zip Code: 55407
Phone number: (612) 904-1332 e-mail: Hagen@hcmarchitects.com

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.

See attached continuation sheet for a description of the "core and shell" scope of work.

Total Project Value: \$7,285,171 (total project)

Attach additional sheets if necessary



Schmidt Brewing Company Office Building
882 West Seventh Street
Jacob Schmidt Brewing Company Historic District

PROJECT DESCRIPTION: Scope of Proposed Rehabilitation for “Core and Shell” Improvements

The Schmidt Brewing Company Office Building is located in the Jacob Schmidt Brewing Company Historic District. In addition to the exterior, designated interior spaces include the lower-level Rathskeller (Dutch Room) and Tasting Room (Cafeteria), and the first-floor entry lobby (Reception Room) and Vault Room (General Office and Vaults). The scope of the “core and shell” work includes exterior and interior rehabilitation and preparation of interior spaces for future tenants (tenant improvement work will be submitted at a later date). The applicant proposes to rehabilitate the building into a mixed-use kitchen, café, office, and event space. Proposed rehabilitation work includes:

- Repair and cleaning of exterior masonry
- Minor repair of non-historic roofing materials
- Repair and rehabilitation of six exterior entrances
- Addition of one new exterior entrance
- Repair of historic windows and replacement of 11 non-historic windows
- Restoration of the Rathskeller (Dutch Room) and Tasting Room (Cafeteria) on the lower-level
- Restoration and preparation of the lobby (Reception Room) on the first-floor for future tenant improvements, including removal of non-historic reception furniture and signage
- Removal of non-historic signage and restoration of wood wall finishes at staircase from first floor lobby to basement level
- Preparation of Vault Room (General Office and Vaults) for future tenant use, including removal of non-historic finishes
- Installation of new elevator at south side of the building
- Updating of mechanical, electrical, and plumbing systems

This project will be certified for state and federal historic tax credits. The Part 1 Historic Preservation Certification application was submitted to the Minnesota State Historic Preservation Office (SHPO) on December 1, 2017. The Part 2 application was submitted to the SHPO on December 15, 2017.

Description of Scope Items:

Exterior Work

Repair and cleaning of exterior masonry (Bedford Stone and brick):

- Re-pointing and brick replacement will be limited but will occur where necessary. Joint profiles will be replicated where re-pointing occurs. Any replacement bricks will match the dimensions and color of the existing brick. Replacement masonry unit selection will be submitted to the SHPO for review and approval.
- Mortar mixtures will duplicate the original mortar in color and texture and will be appropriate for use with historic masonry. Mortar mock-ups will be submitted to the SHPO for review and approval.
- Stone finishes will be repaired where damaged, with the original style, color, and proportion of the existing stone replicated as necessary. Where stone is too damaged for repair, it will be replaced in-

Schmidt Brewing Company Office Building
882 West Seventh Street
Jacob Schmidt Brewing Company Historic District

kind to match the existing. Any replacement stone will be submitted to the SHPO for review and approval if needed.

- Exterior walls will be cleaned using the gentlest means possible.

Also see attached specifications section 040120 for Maintenance of Unit Masonry.

Repair of non-historic roofing materials:

- Selective repair of the building's TPO membrane roof (installed in 2011) will occur where needed. Roof repair and any new roof penetrations will match the current roofing system.

Repair and rehabilitation of six building entries:

- The main entry, centered on the Seventh Street elevation, currently contains a single-leaf metal door that is not original. The original door to this entrance has been found; it will be repaired and reinstalled in the existing original opening. The non-historic doorframe will be removed and replaced with a frame to match the original design. New hardware will be installed to meet code requirements. The stone trim, detailing, and original copper light fixtures at the entrance will be repaired and restored.
- The non-historic metal door located on the building's west elevation will be replaced with a wood frame and door with a full lite and transom. The adjacent head detail will be matched at the window.
- The wood door on the southeast (rear) elevation of the north wing will be removed and repaired. The swing will be modified to swing out to meet current building code requirements. A concrete landing and stair will be installed off of this entrance to exit on the east side of the building.
- The single-leaf, non-historic wood door at the west end of the building's southeast façade will be removed and replaced with a wood frame and door with a full lite. A small concrete landing and stairs will be installed to transition the entrance to the parking surface.
- The double-leaf door at the east end of the building's southeast façade will be removed and replaced with a single-leaf, metal frame, and door. The landing inside of the entrance will be extended to three feet to meet current building code requirements. New exterior walls will be constructed to enclose this extension. Exterior wall construction will match the adjacent existing walls in appearance and material.
- The entrance on the building's south façade, which contains a non-historic, single-leaf door, will be expanded and replaced with a double-leaf door. The existing ADA ramp and concrete steps will be replaced and the transom will receive a new window.

Addition of one new entrance:

- One new entrance will be installed in the eastern portion of the southeast elevation to provide access to the proposed tenant space. The new door opening will be within the width of an existing window opening and have a transom installed above. Stairs and a landing will be installed to connect the entrance to the parking surface.

Schmidt Brewing Company Office Building
882 West Seventh Street
Jacob Schmidt Brewing Company Historic District

Repair of historic windows and replacement of non-historic windows:

- The existing, historic wood windows (1/1 windows with double-hung wood sashes) will be retained and repaired as necessary. Repairs include painting and installation of insulated glazing.
- Decorative woodwork above windows on the north and west elevations will be repaired as necessary with materials that match existing.
- The 11 aluminum sash non-historic replacement windows will be removed, and new 1/1 Kolbe & Kolbe wood windows will be installed. New windows will match the existing wood windows in size, proportion, profile, and sash configuration. The finish and color will also match the historic windows.
- The fluted, stainless steel spandrel panels below windows will be repaired where possible and/or replaced in-kind where necessary.
- All window openings have non-historic storm windows. These will be removed.
- The pipe and cable rail system at the exterior window wells is deteriorated and will be removed; a new pipe and cable rail system will be installed. The pipe rail profile on the new system will replicate the existing.

See attached specifications section 085211 & 085200 regarding window repair and replacement submittal requirements.

Interior Work

See attached specification section 013591 for Historic Treatment Procedures.

Restoration of the Rathskeller (Dutch Room) and Tasting Room (Cafeteria) on the lower level:

- Work in these spaces is generally limited to repairs where needed.
- In the Rathskeller, the fiber panel ceiling finish is failing and will be replaced in kind. New ceiling tiles will mimic the appearance and pattern of the existing tiles.
- Restrooms in the Rathskeller will be reused as mechanical closets and the existing historic restroom paneled doors will be repaired and retained in place.
- New sprinklers will be installed in existing bulkheads.
- Interior masonry and woodwork repair will occur where necessary; all new materials will match the existing.
- The existing clear coating on the stone floor in the Rathskeller will be removed; a new clear finish will be applied.
- Patching and repair work of plaster walls and portions of the ceiling will be provided and will match the adjacent finish.
- In the Tasting Room, both the ceiling tiles and the flooring are in poor condition and will be removed and replaced to match existing size and pattern.

Schmidt Brewing Company Office Building
882 West Seventh Street
Jacob Schmidt Brewing Company Historic District

Rehabilitation and preparation of the lobby (Reception Room):

- The lobby is trimmed and wainscoted in rift-sawn oak. Originally stained dark, the casework was bleached in a 1960s remodeling. Oak trim, wainscoting, and paneling will be retained in place and repaired or replaced in-kind where necessary. The wood trim, wainscot, and paneling will be returned to its original, darker stain, which was uncovered on a section of trim near the lobby stair.
- The non-original and non-historic reception desk and associated casework in the lobby will be removed.
- Asbestos linoleum tile flooring is in poor condition due to wear over time as well as to structural shifts, which have created cracks in the material. Due to its condition and the presence of asbestos, flooring will be removed and replaced with new composite tile flooring to replicate the existing pattern, including the Schmidt logo and medallion at its current location.
- The existing ceiling tiles will be removed due to asbestos material. The ceiling will be replaced with 12" x 12" acoustical tile to match existing in size and pattern.

Repair of the staircase from first-floor lobby to lower-level:

- A stair is located in the western portion of the lobby and provides access to the Rathskeller via a small lobby at the base of the stair. The stair has undergone limited alterations since its construction. The design of the stair components are modern-inspired and the balustrade and railings are iron. Stair treads are finished in a composite tile and capped with a metal nosing. Wall treatments within the circulation space are finished in wainscot paneling to a mid-floor landing and plaster in the remainder of the space.
- The stone floor at the base of the stair will have its existing clear finish removed; a new clear finish will be applied.
- Metal railing and balustrade will be cleaned and remain in place.
- Wainscot paneling will be repaired where needed and replaced-in-kind where absent or beyond repair. Replacement material will match existing.
- Plaster walls on the lower portion of the stairwell will be repaired where needed.
- Existing composite tile on stair treads will be replaced due to the poor condition of the existing material. Replacement material will match the existing and the metal nosing will be retained.

Preparation of Vault Room (General Office and Vaults):

- The Vault Room, which houses Vault A, has been altered over time and is finished with non-historic flooring and wood paneling on the walls. Vault A will be retained in its current location with no changes to its appearance. Sprinkler heads will be installed in Vault A in a discrete manner to meet fire code requirements.
- Ceiling and roof joists will be inspected throughout the southwest wing (in which the Vault Room and General Office is located) to ensure structural stability. Ceiling coverings will need to

Schmidt Brewing Company Office Building
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Jacob Schmidt Brewing Company Historic District

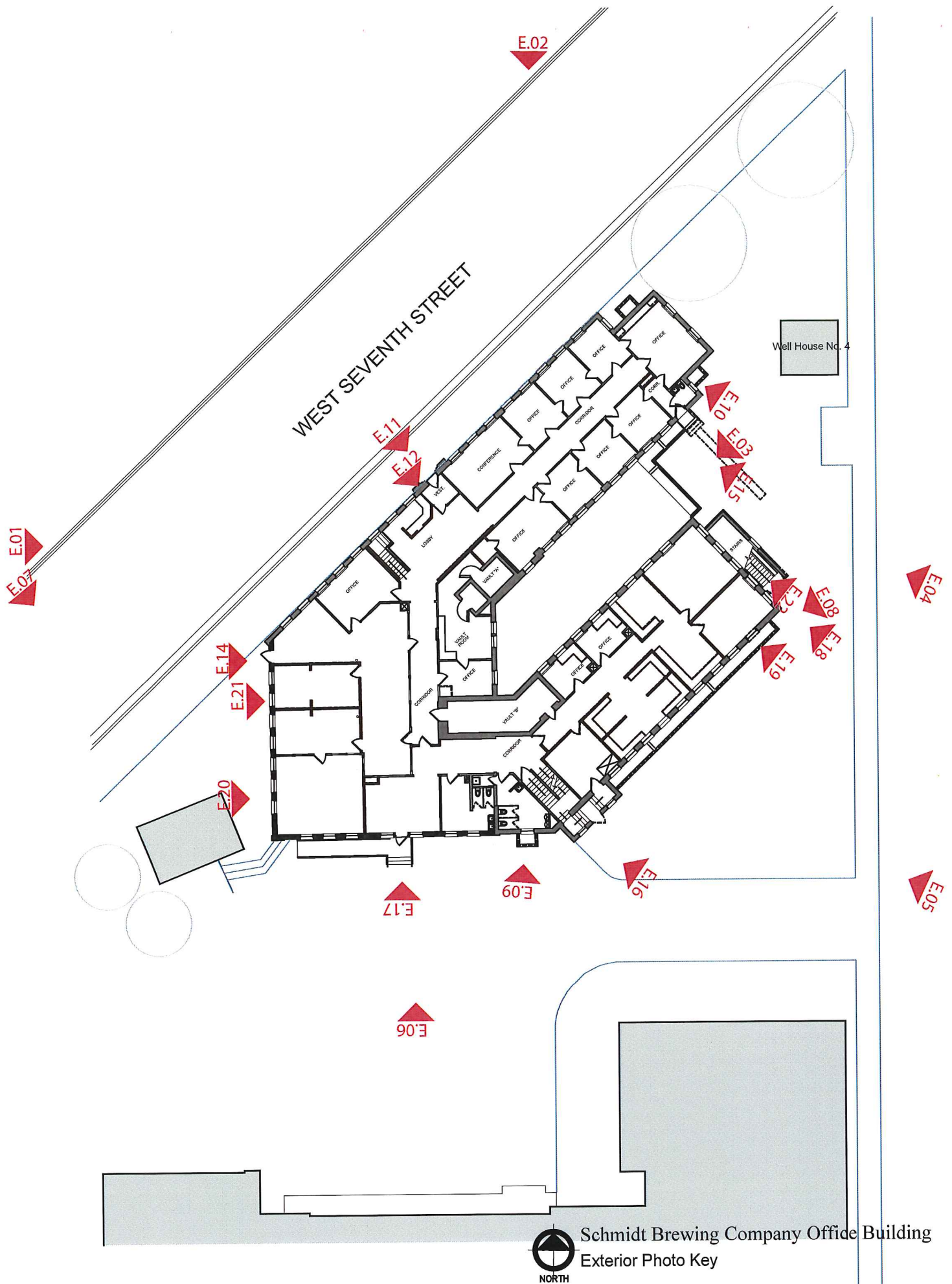
be removed to conduct inspections. New ceiling finishes will be provided in a similar 12" x 12" acoustical tile to match the existing pattern and appearance.

Installation of an elevator at the south side of the building:

- An elevator is proposed at the south side of the building to meet accessibility requirements.
- The location of the elevator was set to maximize connectivity to the existing lobby and circulation spaces on all three levels while minimizing removal of historic materials.
- The elevator shaft will be constructed primarily with CMU tied into the existing structural system. The penthouse of the shaft will extend approximately 5 feet above the existing roof and will be set back from the façade on the southeast elevation.

Updating of mechanical, electrical, and plumbing systems

- All mechanical systems are out of date and will be replaced to meet current code requirements. Existing systems are a combination of original systems and more modern systems throughout the building including boilers as well as air handlers throughout upper floors. Mechanical work will require new piping, ductwork, equipment, grilles, registers, and diffusers. Existing bulkheads and grills will be re-used whenever possible.
- Existing electrical systems are a combination of old and new technologies and materials. The electrical system will be updated to meet current electrical code. Historic lighting fixtures on the interior and exterior will remain and be restored where repairable.
- Existing plumbing system and fixtures are out of date and are in various states of condition. All fixtures in bathrooms and kitchens will be removed and replaced to meet ADA requirements. The entire building will be sprinkled utilizing a wet pipe sprinkler system for fire protection.



SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.01 Looking northeast down West Seventh Street. North and west facades of the Office Building visible. Photo taken October 2017.



E.02 Looking southwest down West Seventh Street. North and east facades of the Office Building visible. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.03 Looking between the wings of the "U" to the southwest. Photo taken October 2017.

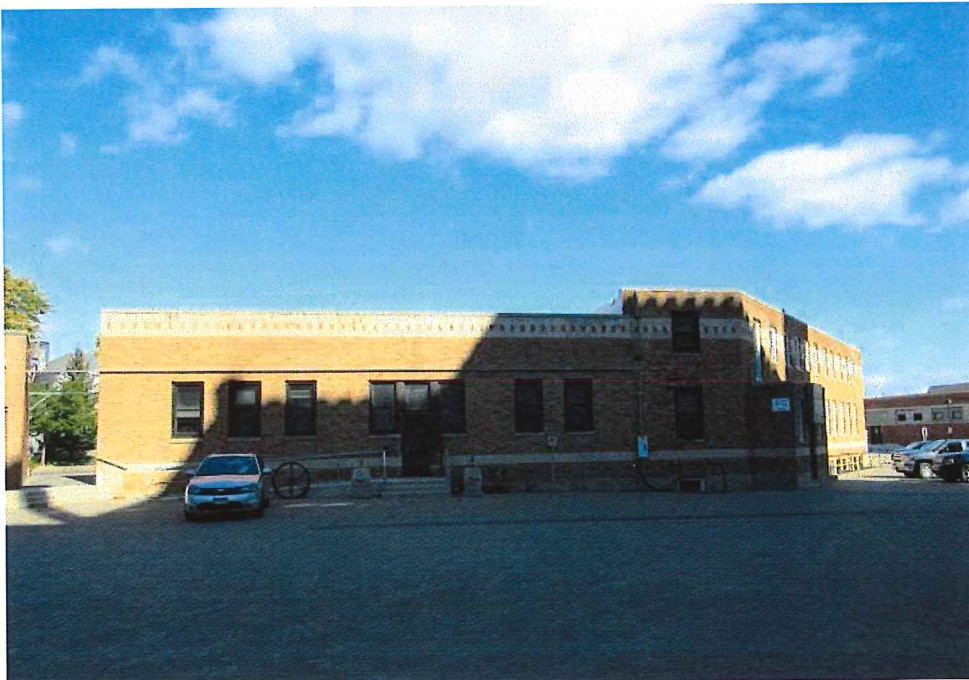


E.04 Looking northwest from parking lot. East and southeast facades are visible. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.05 Looking to the north with the southeast façade viable. Photo taken October 2017.

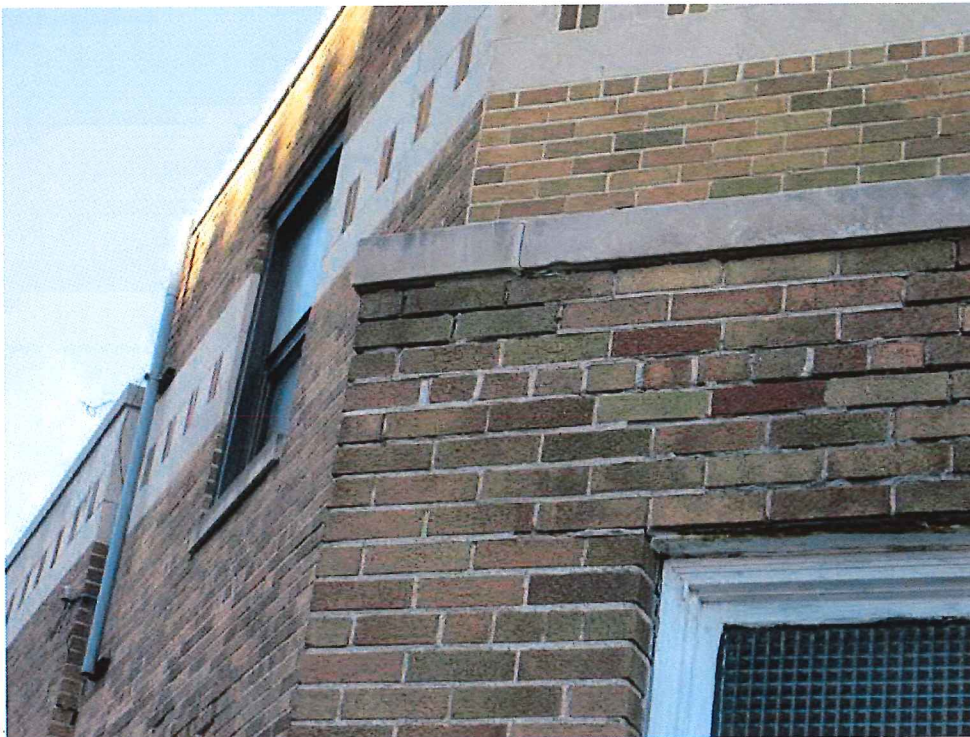


E.06 Looking to the north at the south façade of the Office Building. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.07 Looking to the southwest from West Seventh Street at the west façade. Photo taken October 2017.



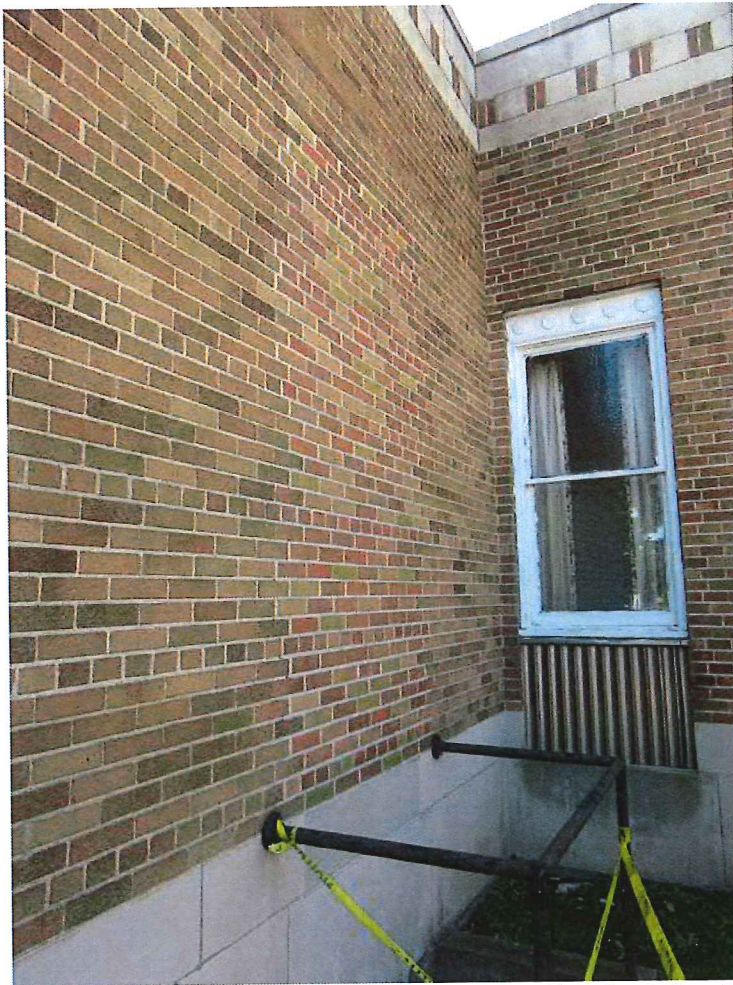
E.08 Detail photo showing masonry condition. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



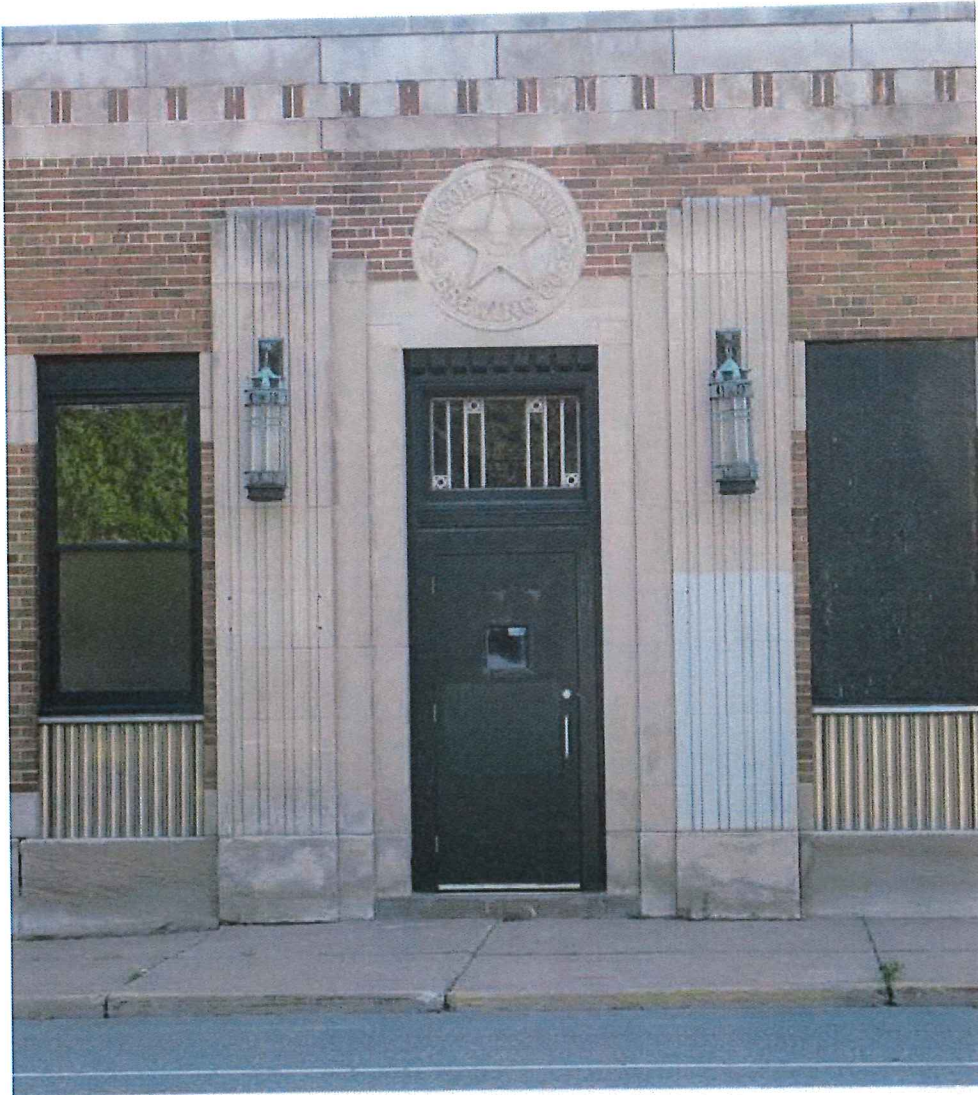
E.09 Photo of missing and damaged masonry units on southeast façade. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.10 Photo showing non-historic brick infill on back façade of front portion of office building. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.11 Main entrance on northwest façade off of West Seventh Street. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



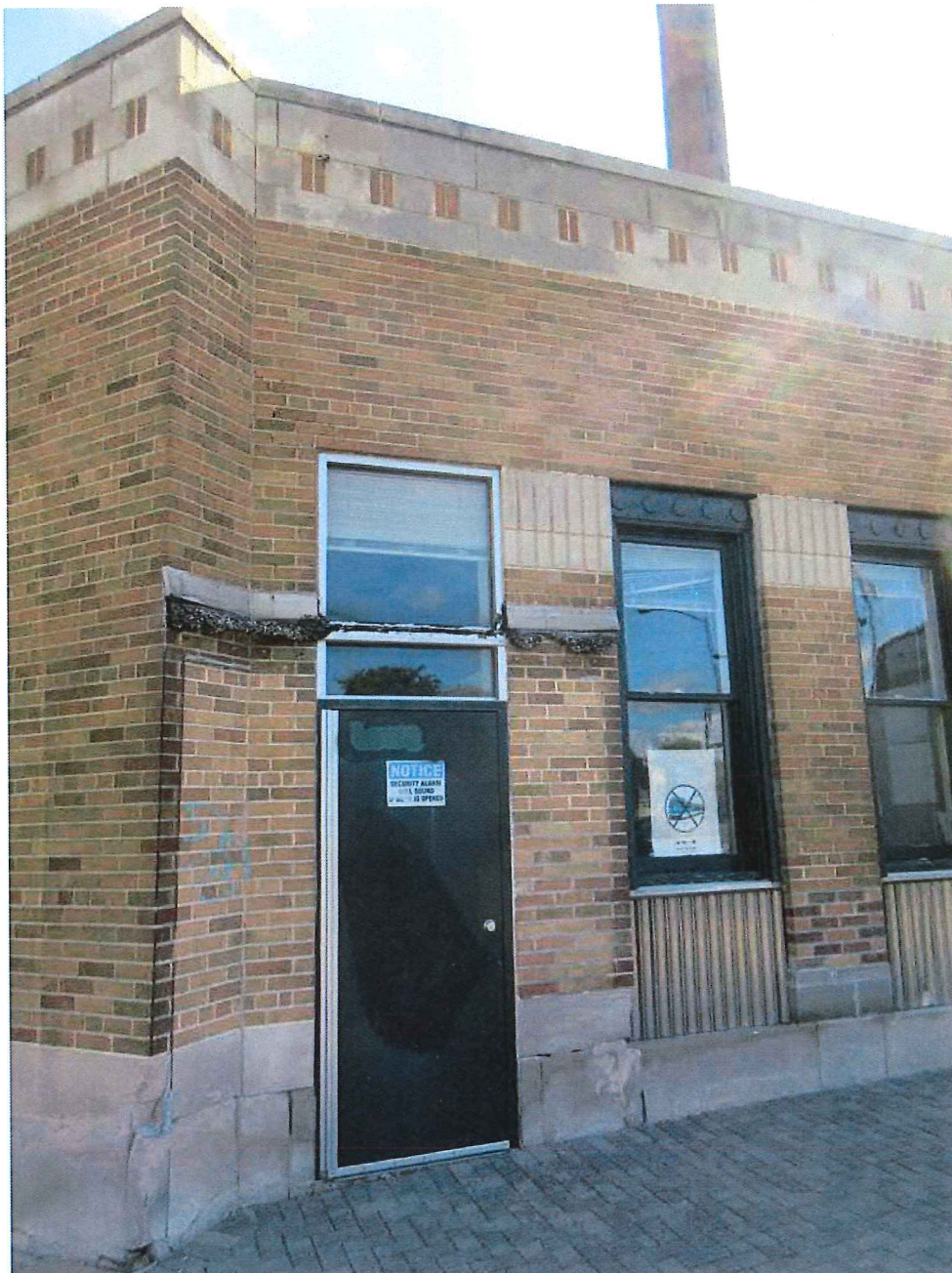
E.12 Detail of original lighting fixtures at main entrance on northwest façade. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.13 Original main entrance door to be rehabilitated and reinstalled on northwest façade. Photo taken October 2017.

EXTERIOR PHOTOGRAPHS



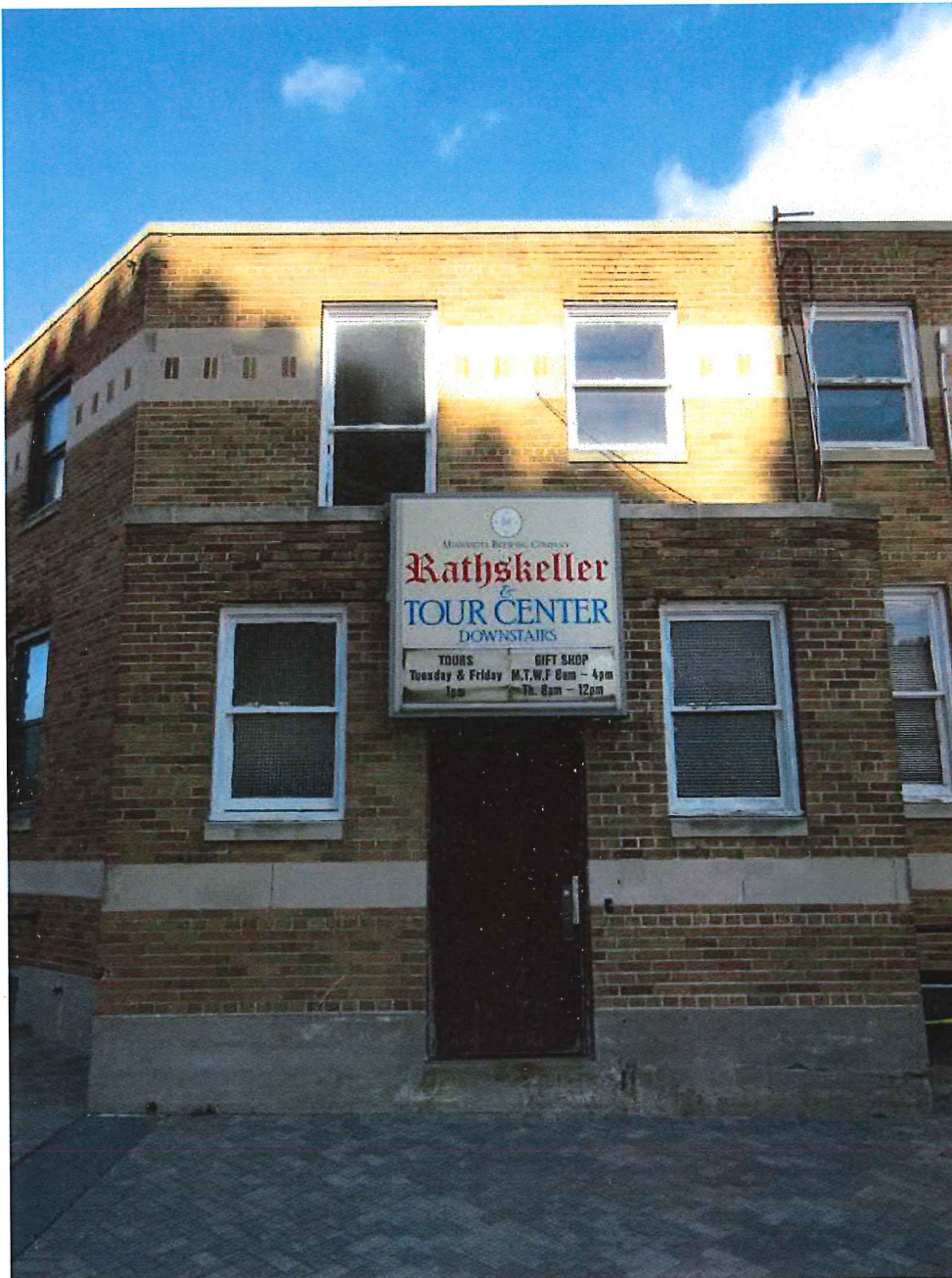
E.14 Non-historic door on west façade. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.15 Entrance off of rear (southeast) facade of the north wing. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS

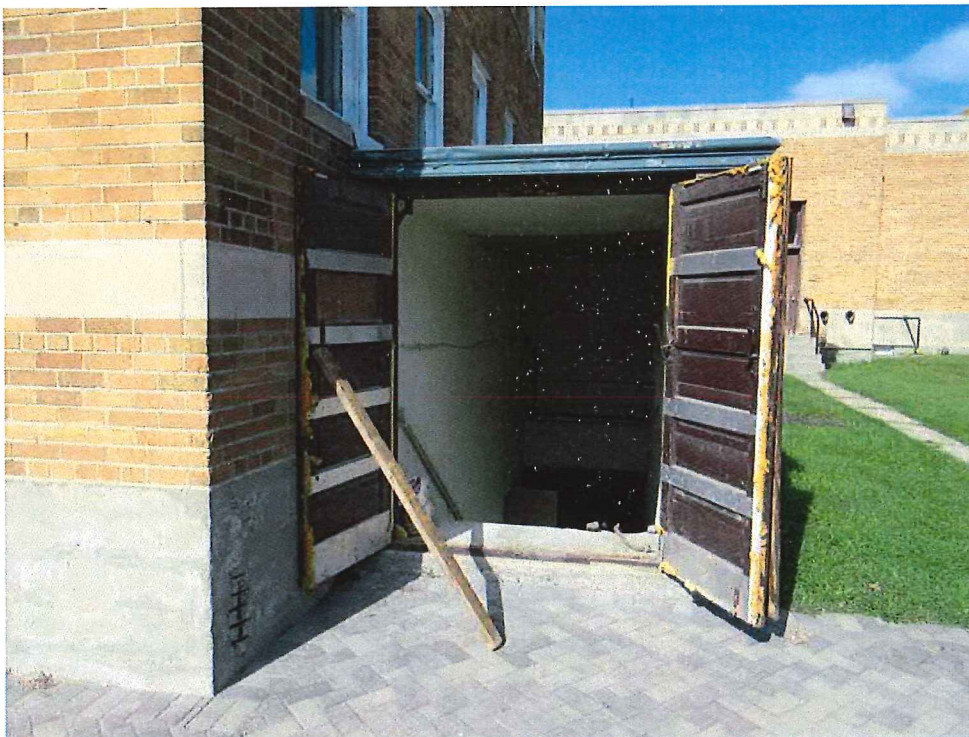


E.16 Entrance to Rathskeller on southeast façade. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.17 Entrance on south façade. Photo taken October 2017.



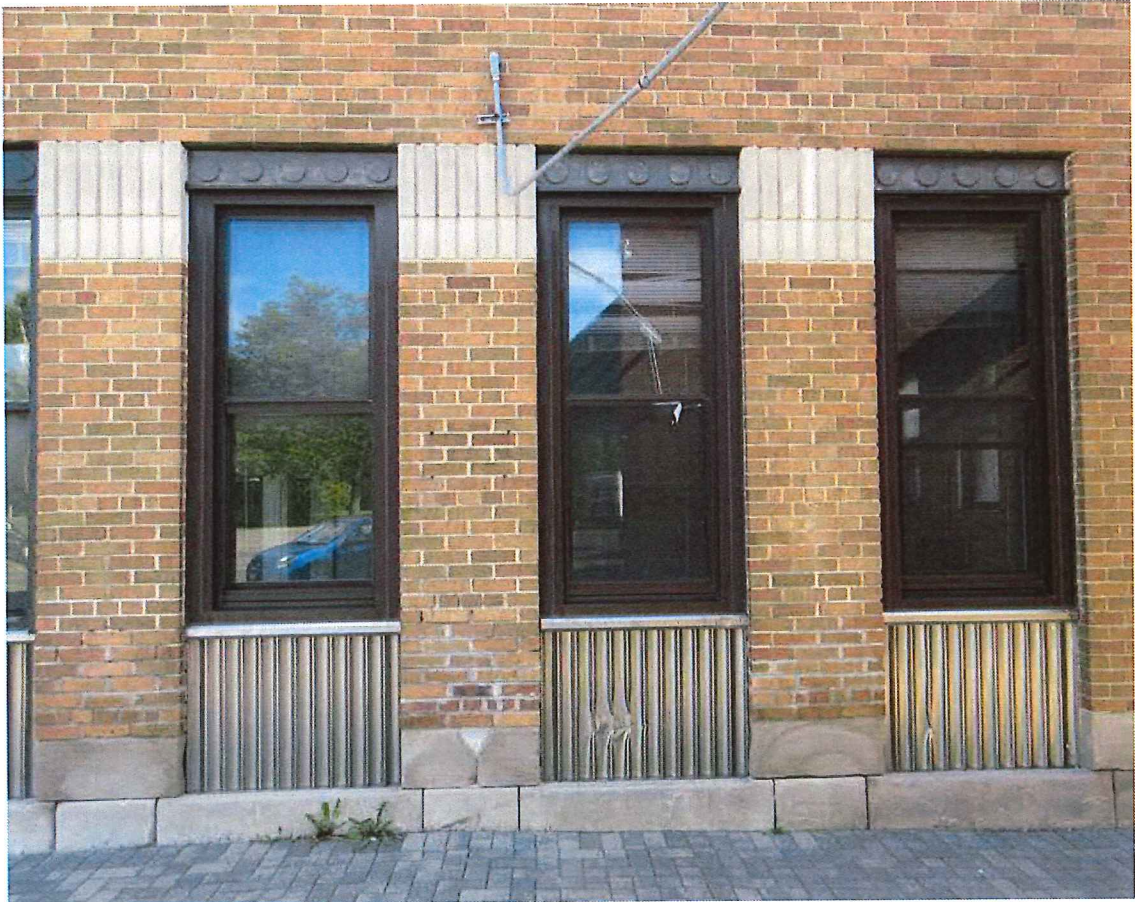
E.18 Entrance to basement on southeast façade. Location where landing will be extended and new exterior walls will be built. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



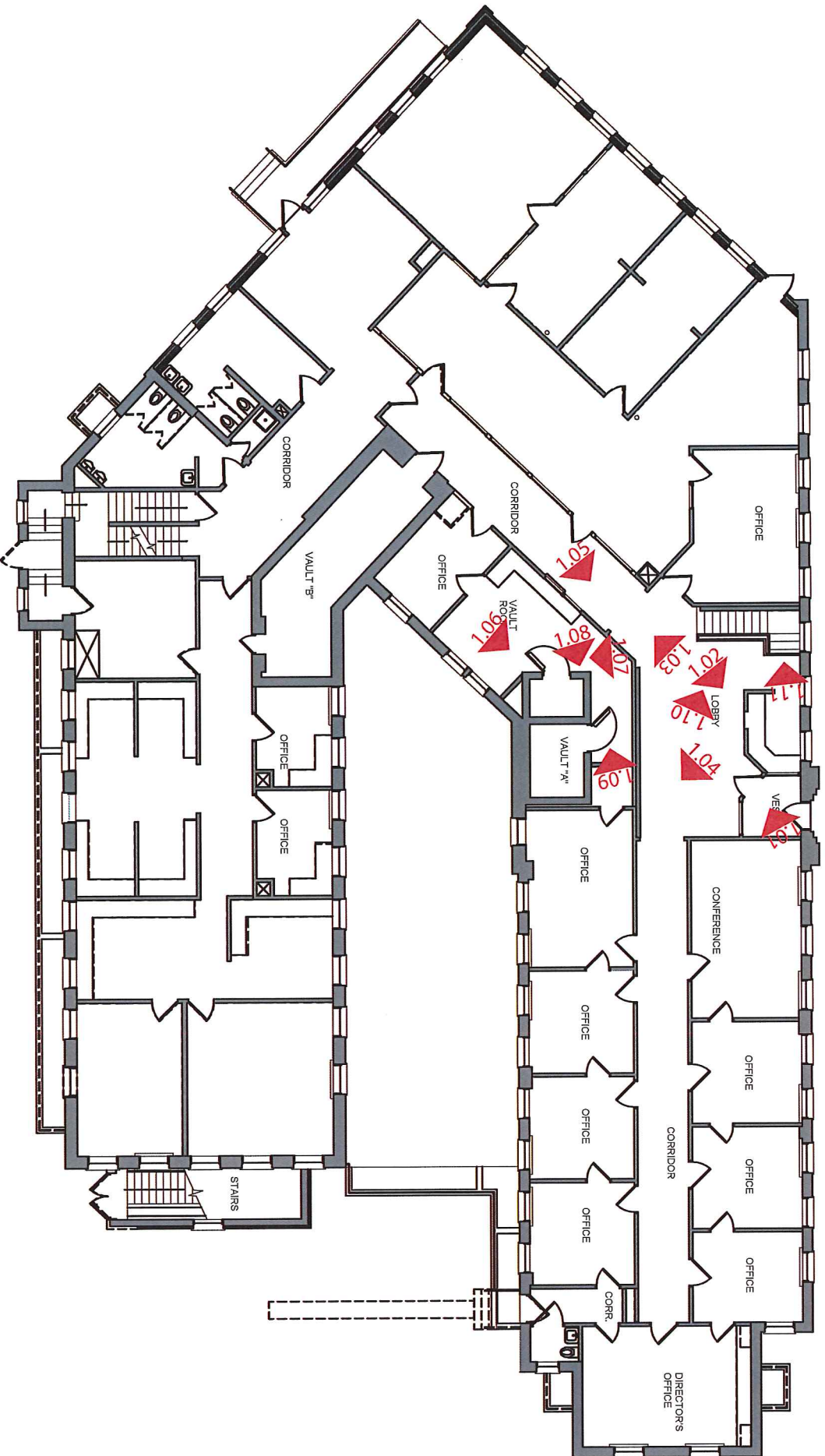
E.19 Detail of the condition of original wood window on southeast façade. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
EXTERIOR PHOTOGRAPHS



E.20 Aluminum windows on west façade to be replaced. Photo taken October 2017.





SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
INTERIOR PHOTOGRAPHS



L.01 Photo of entrance to Rathskeller at the bottom of main entrance stairs. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



L.02 Overall photo of the Rathskeller space. Photo taken October 2017.



L.03 Photo of passage between Rathskeller space and tasting room. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



L.04 Photo of northwest interior wall of Rathskeller space. Photo taken October 2017.



L.05 Photo of entrance into Rathskeller space. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



L.06 Looking towards the north corner of Rathskeller space. Photo taken October 2017.



L.07 Looking at back wall of Rathskeller with fireplace, flanked by entrances into bathrooms. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
INTERIOR PHOTOGRAPHS



L.08 Photo of barrel shaped bar in the tasting room. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



L.09 Looking from tasting room into Rathskeller. Photo taken October 2017.



L.10 Looking at barrel room décor on southeast wall of the tasting room. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
INTERIOR PHOTOGRAPHS



L.11 Looking up main lobby stairs from the lower level. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
INTERIOR PHOTOGRAPHS



1.01 Looking in front vestibule entering into the lobby off of West Seventh Street. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



1.02 Photo of main lobby off of West Seventh Street. Photo taken October 2017.



1.03 Looking south down corridor into southwest wing. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



1.04 Looking east down corridor into north wing from lobby. Photo taken October 2017.

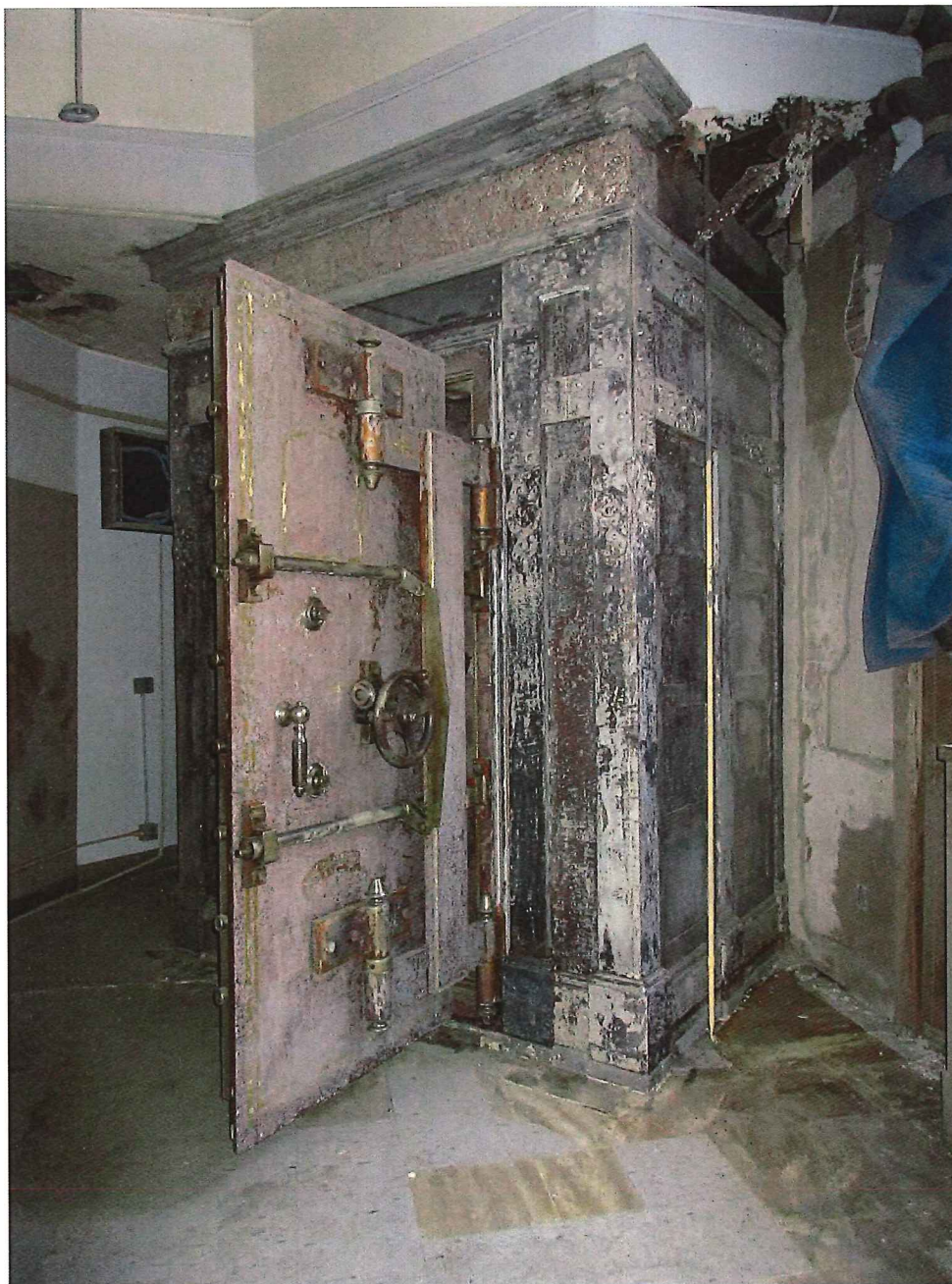
SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
INTERIOR PHOTOGRAPHS



1.05 Looking into main lobby off of corridor from the southwest wing. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



1.06 View of Vault A. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



1.07 Looking at rear side of Vault A door. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION

INTERIOR PHOTOGRAPHS



1.08 Detail photo of Vault A. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
INTERIOR PHOTOGRAPHS



1.09 Side view of smaller compartments in Vault A. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
INTERIOR PHOTOGRAPHS



1.10 View of lobby stair. Photo taken October 2017.

SCHMIDT BREWING COMPANY OFFICE BUILDING | DESIGN REVIEW APPLICATION
INTERIOR PHOTOGRAPHS



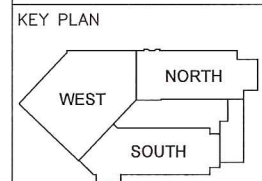
1.11 View of lobby stair at landing between first and second floors. Photo taken October 2017.

I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.

By: [Signature]
Title: Architect Date: 12/07/2017
Registration Number: 16356

Owner:
W. 7th/Ft. Road Federation
Project:
Rathskeller & Office Building Renovation

WEST 7TH STREET/
FORT ROAD FEDERATION

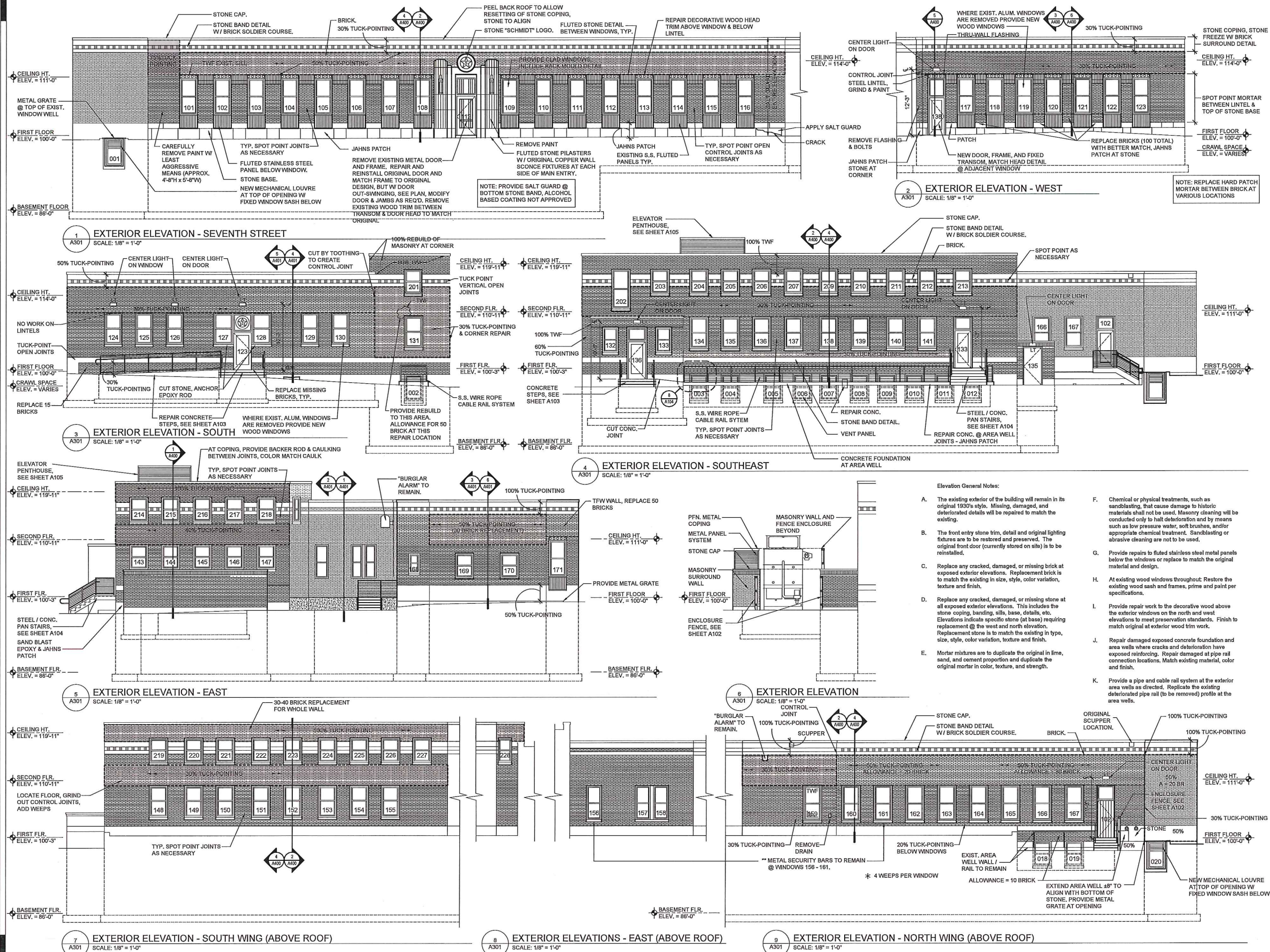


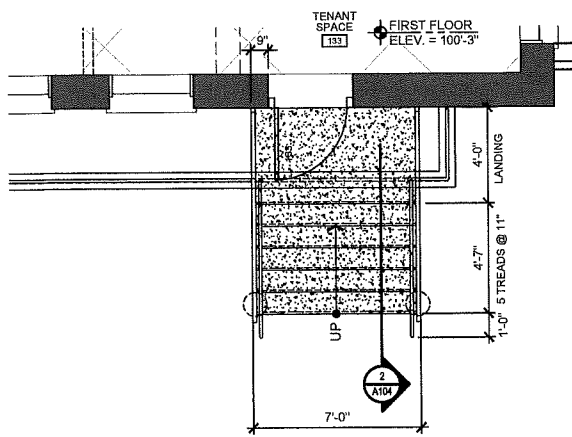
REVISIONS:

ISSUED FOR
BUILDING PERMIT

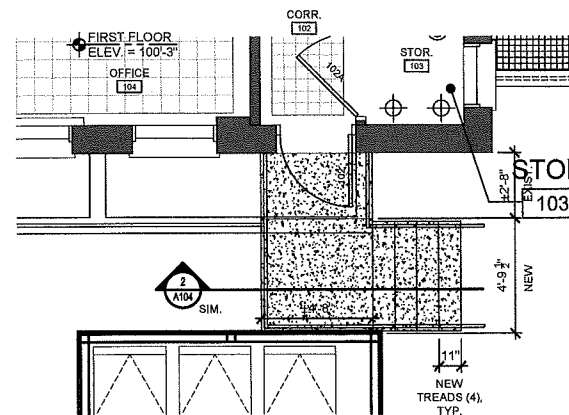
Comm. No.
16130
Date
12/07/2017
Sheet Title
Exterior Elevations

Drawing No.
A301

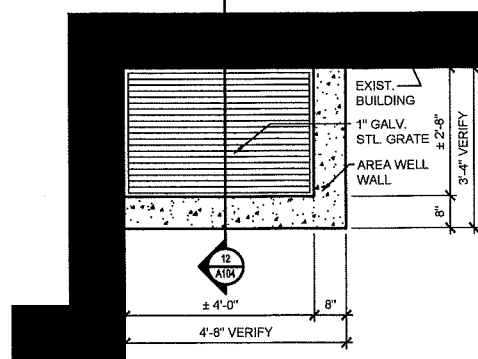




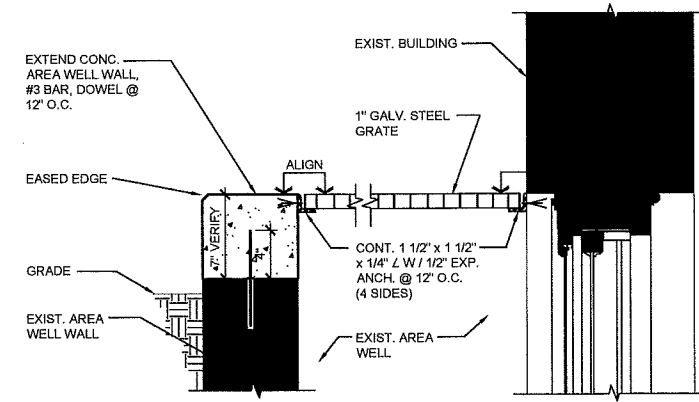
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A104 ENLARGED PLAN @ ENTRY
SCALE: 1/4" = 1'-0"



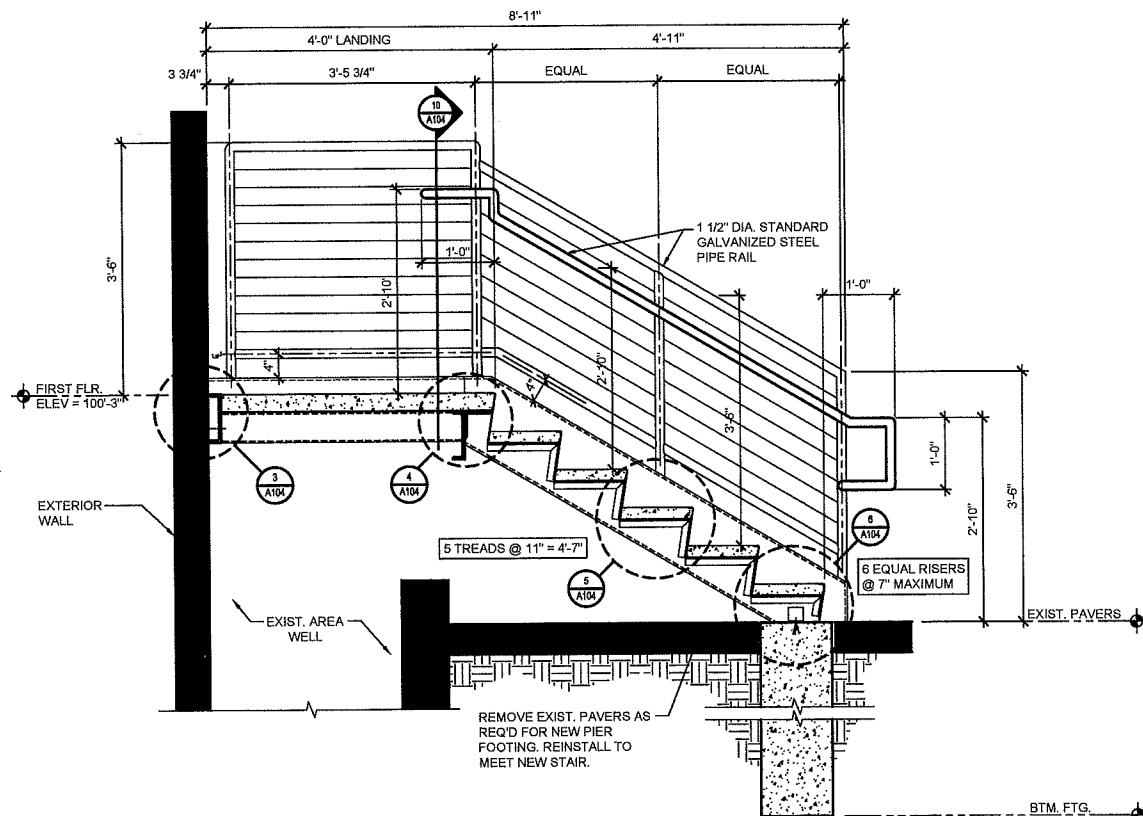
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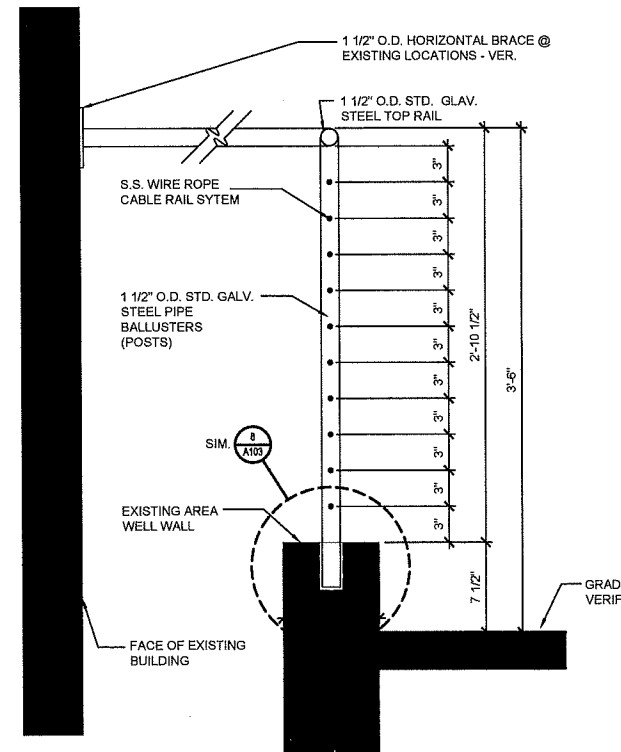
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A104 GRATE PLAN DETAIL @ AREA WELL
SCALE: 1/2" = 1'-0"



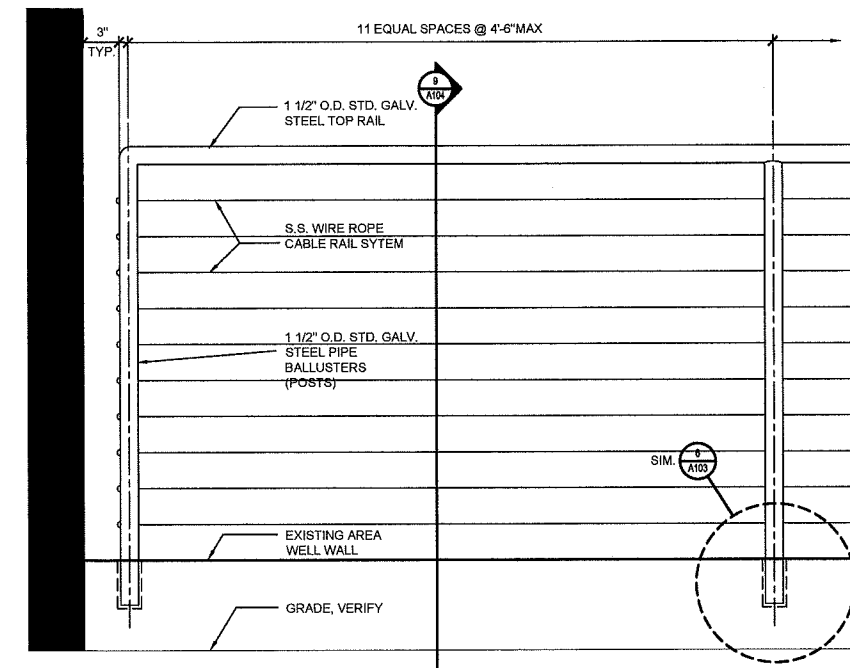
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A104 GRATE SECTION DETAIL @ AREA WELL
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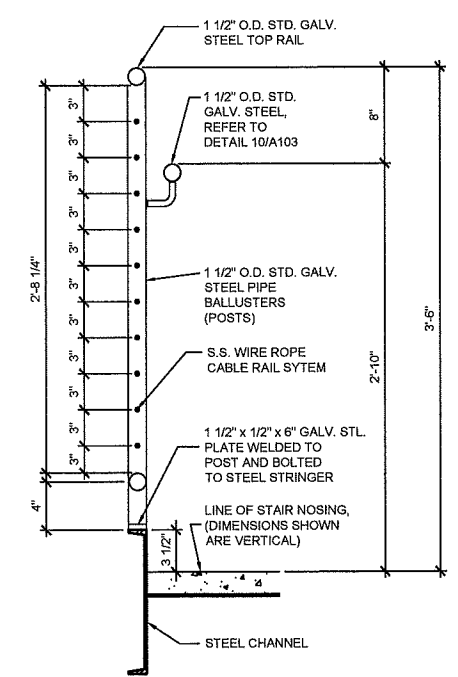
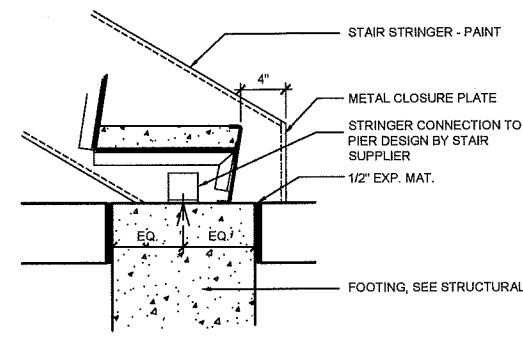
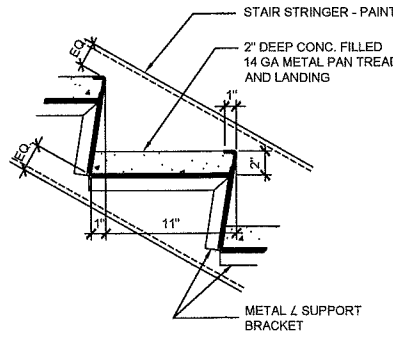
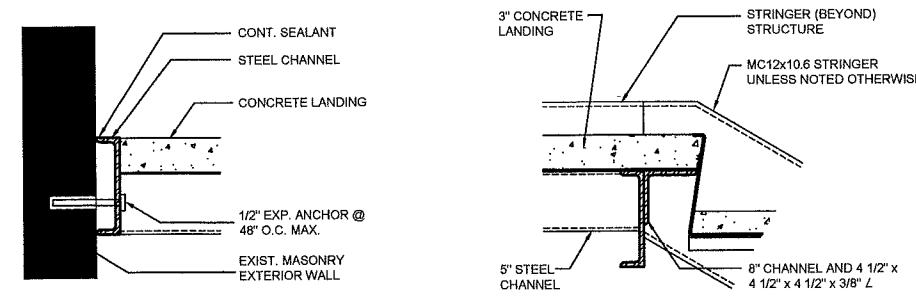
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A104 SECTION @ EXTERIOR STAIRS
SCALE: 3/4" = 1'-0"



9
A104 GUARD - HANDRAIL DETAIL @ EXISTING AREA WELLS TYP.
SCALE: 1 1/2" = 1'-0"



8
A104 GUARD - HANDRAIL DETAIL @ EXISTING AREA WELLS TYP.
SCALE: 1 1/2" = 1'-0"

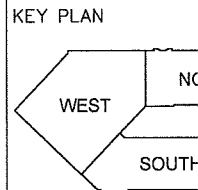


I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.

By: [Signature]
Title: Architect Date: [Blank]
Registration Number: 16136

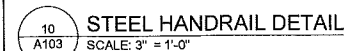
Owner: W. 7th/Ft. Road Federation
Project: Rathskeller & Office Building Renovation

WEST 7TH STREET/
FORT ROAD FEDERATION



REVISIONS:

ISSUED FOR BUILDING PERMIT
Comm. No. 16130
Date 12/07/2017
Sheet Title Enlarged Plans / Details
Drawing No. [Blank]



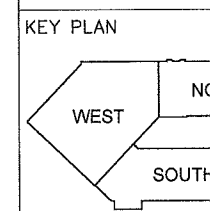
NOT USED

I hereby certify that this drawing was prepared by me or under my direct supervision and I am a duly registered architect under the laws of the State of Minnesota.

By: *[Signature]*
Title: Architect Date: _____
Registration Number: 16366

Owner: **W. 7th/Ft. Road Federation**
Project: **Rathskeller & Office Building Renovation**

**WEST 7TH STREET/
FORT ROAD FEDERATION**



REVISIONS:

NO.	DESCRIPTION

ISSUED FOR
BUILDING PERMIT

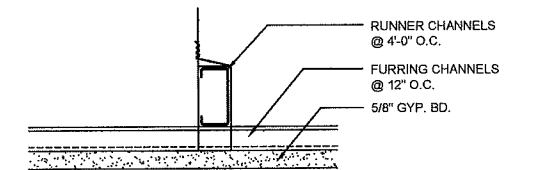
Comm. No.
16130

Date
12/07/2017

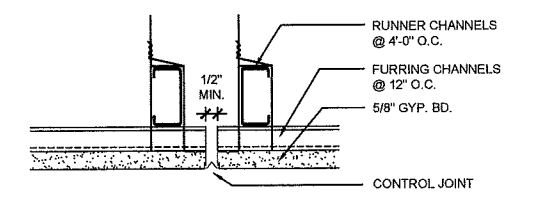
Sheet Title
Lower Level Reflect Ceiling Plan

Drawing No.

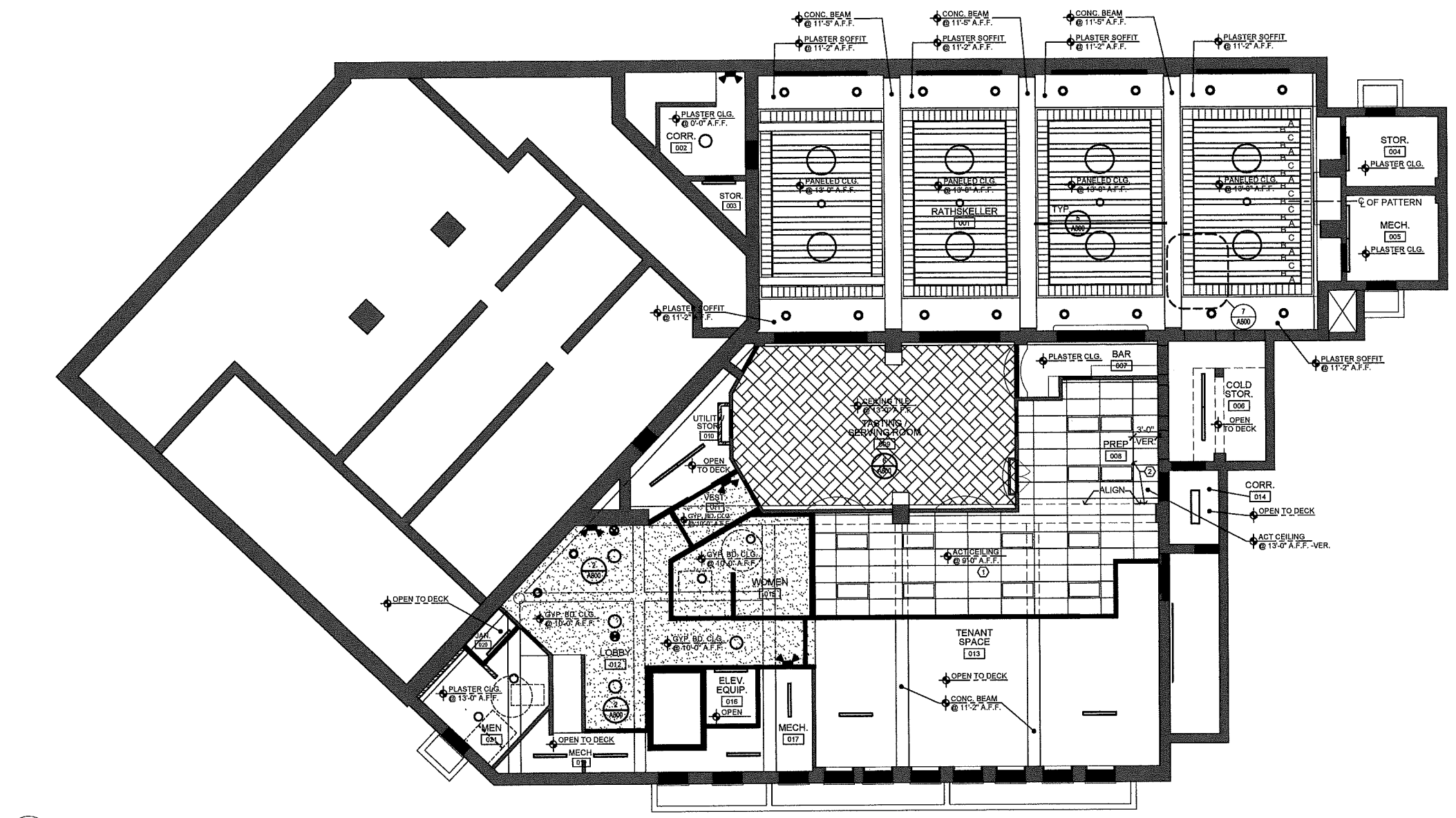
- KEYNOTES**
- 2"x4" vinyl wrapped gyp. bd. ceiling tiles.
 - Armstrong Axiom (or EQ.) 12" trim at transition to vertical surface - RFP above to high ceiling.



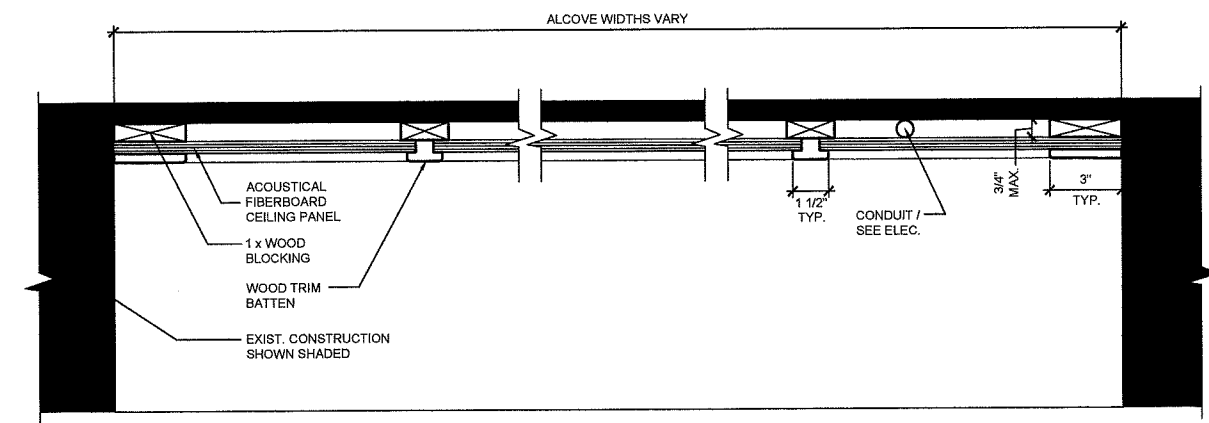
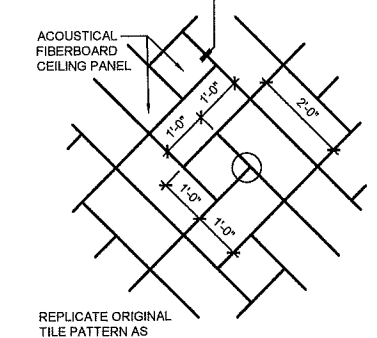
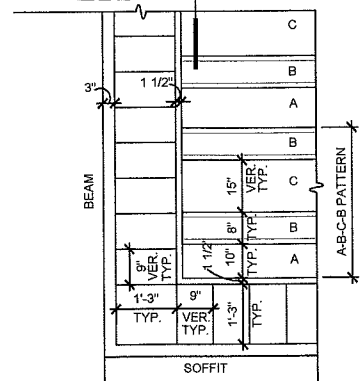
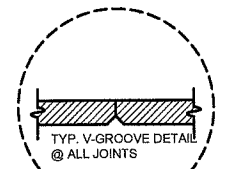
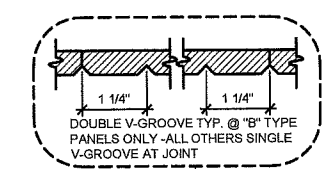
2 SUSPENDED GYP. BD. CEILING DETAIL
SCALE: 3" = 1'-0"



3 GYP. BD. CEILING EJT / CT DETAIL
SCALE: 3" = 1'-0"



1 OVERALL LOWER LEVEL REFLECTED CEILING PLAN
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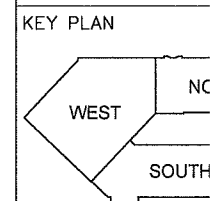


I hereby certify that this drawing
was prepared by me or under my direct supervision
and that I am a duly registered architect under
the laws of the State of Minnesota.

By: *[Signature]*
Title: Architect Date: _____
Registration Number: 161366

Owner:
W. 7th/Ft. Road Federation
Project:
**Rathskeller & Office
Building Renovation**

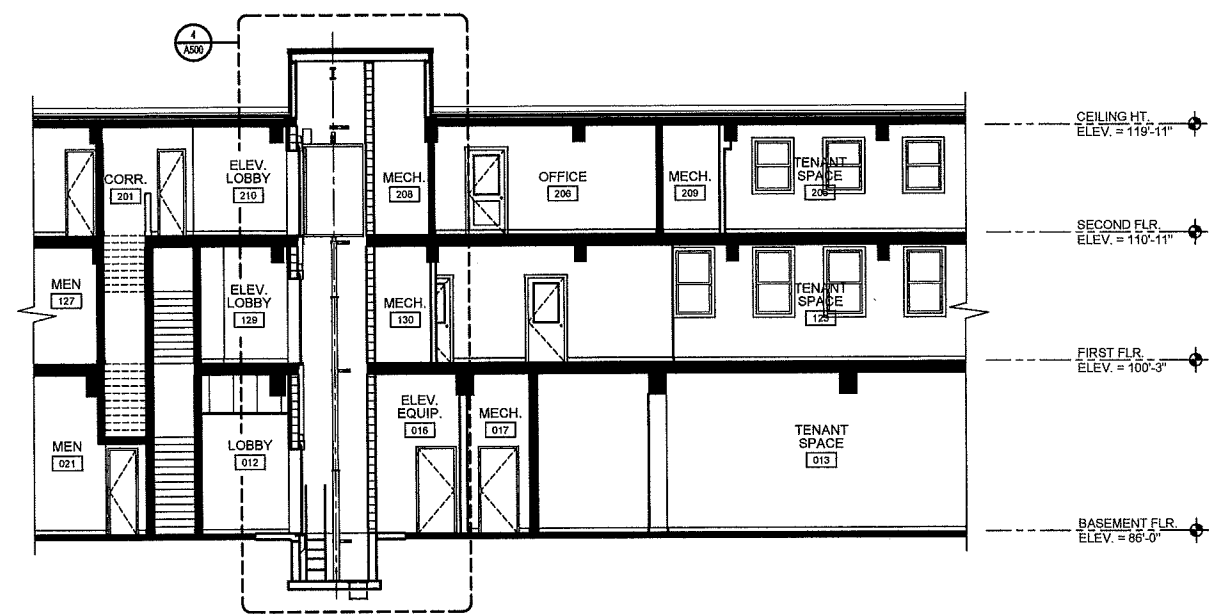
**WEST 7TH STREET/
FORT ROAD FEDERATION**



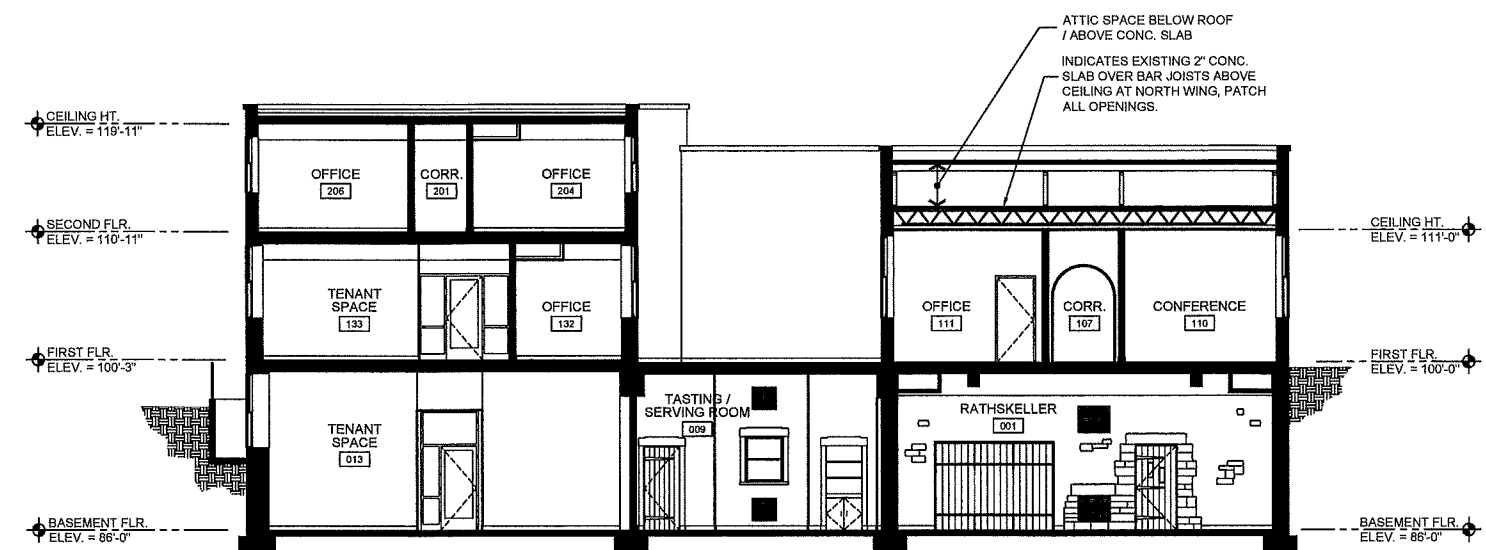
REVISIONS:

ISSUED FOR
BUILDING PERMIT
Comm. No.
16130
Date
12/07/2017
Sheet Title
Building Sections

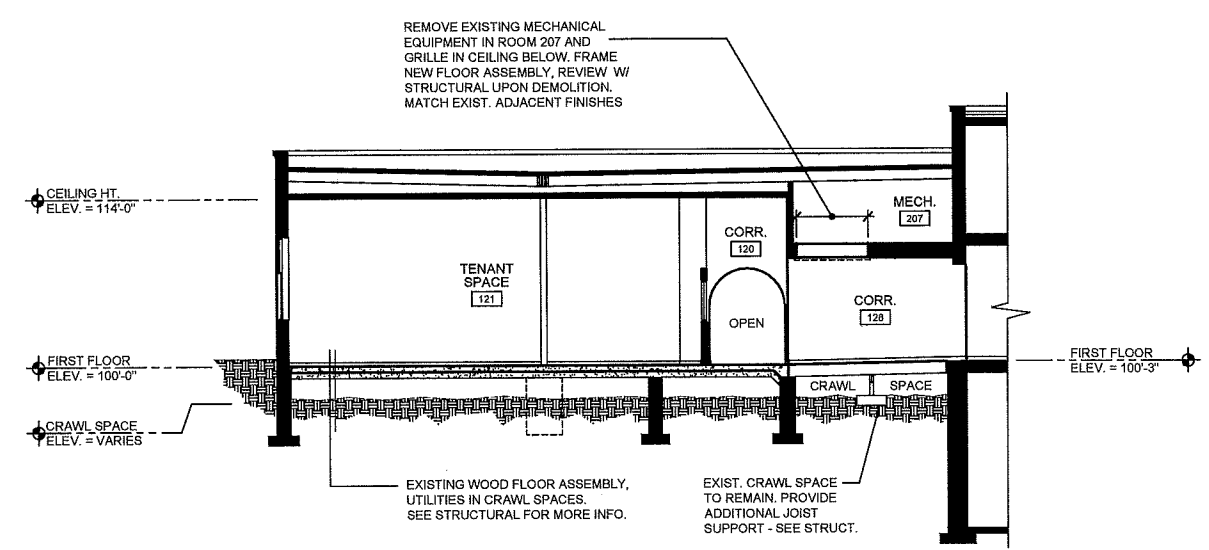
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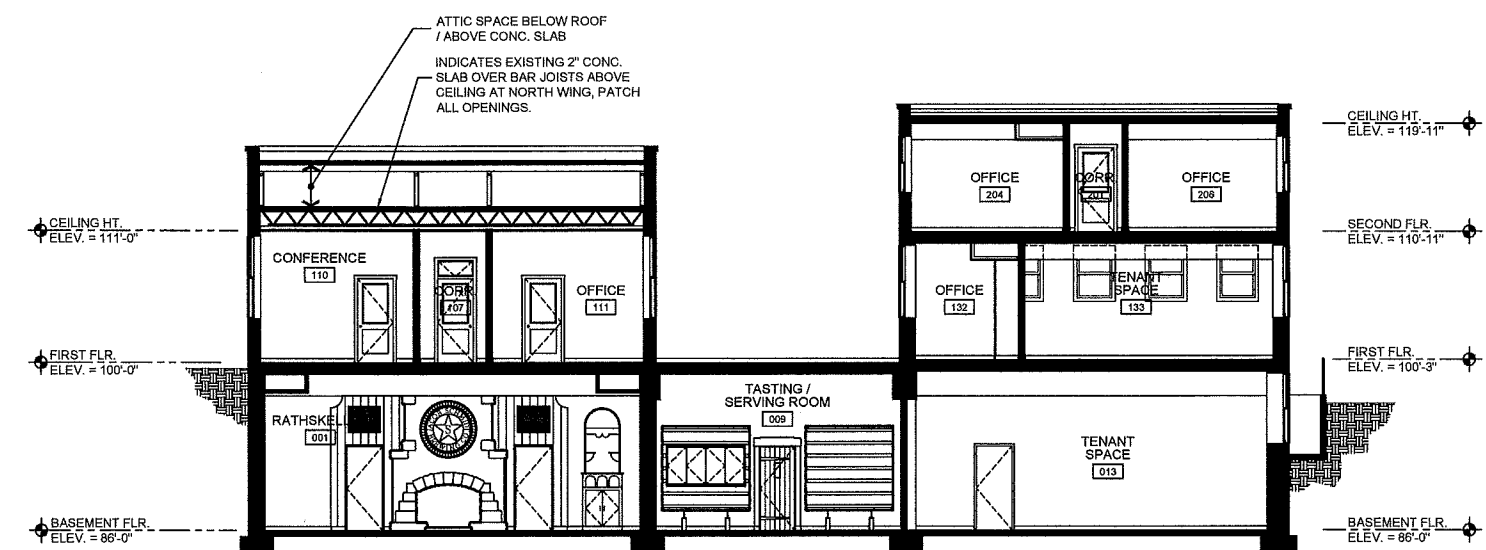
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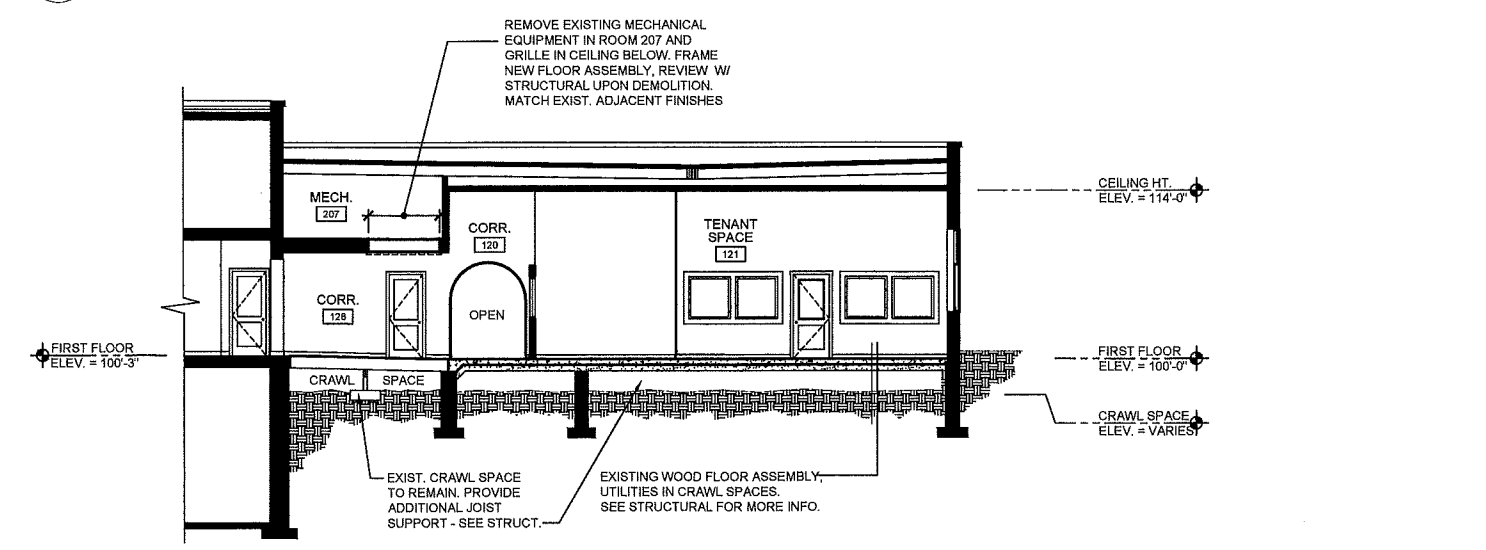
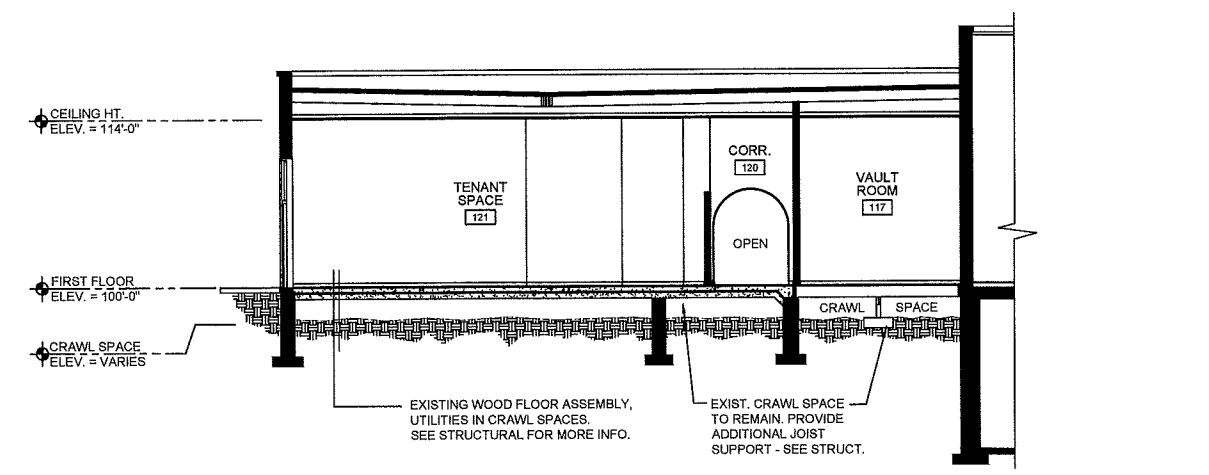
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A400
BUILDING SECTION
SCALE: 1/8" = 1'-0"



3
A400
BUILDING SECTION
SCALE: 1/8" = 1'-0"



4
A400
BUILDING SECTION
SCALE: 1/8" = 1'-0"

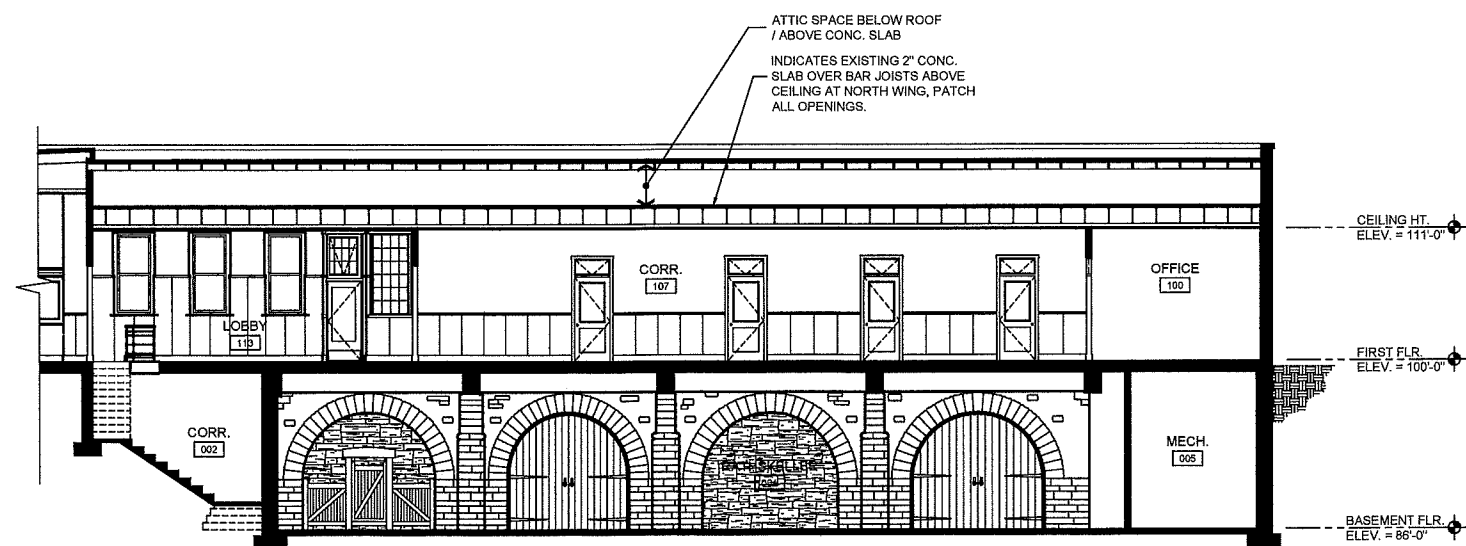


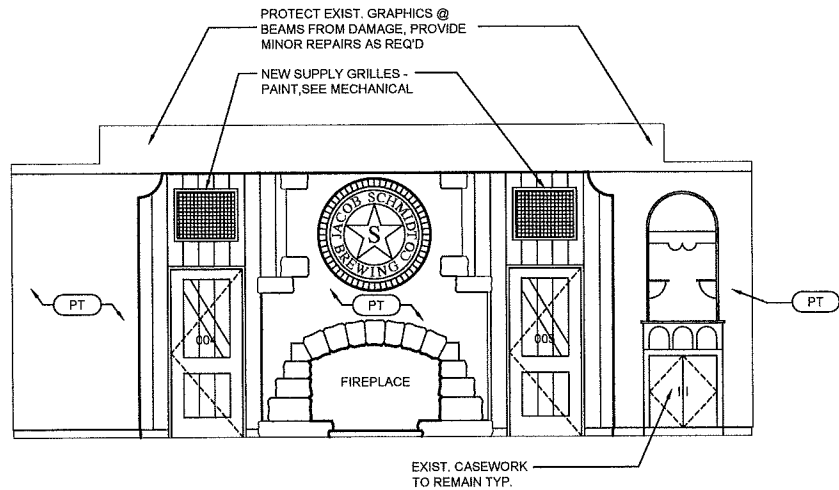
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SOUTH

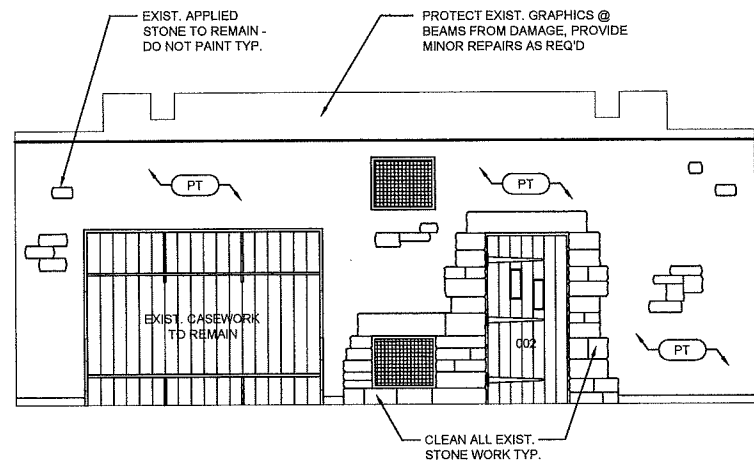
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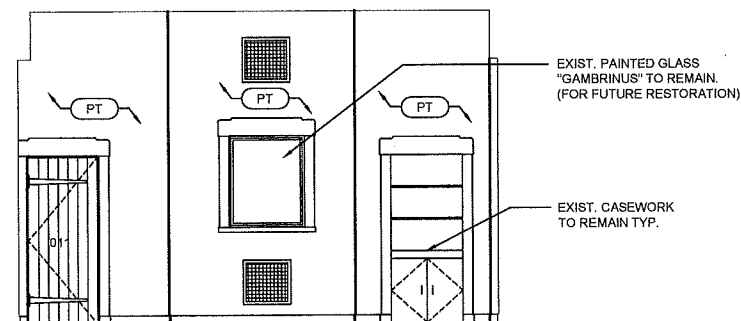




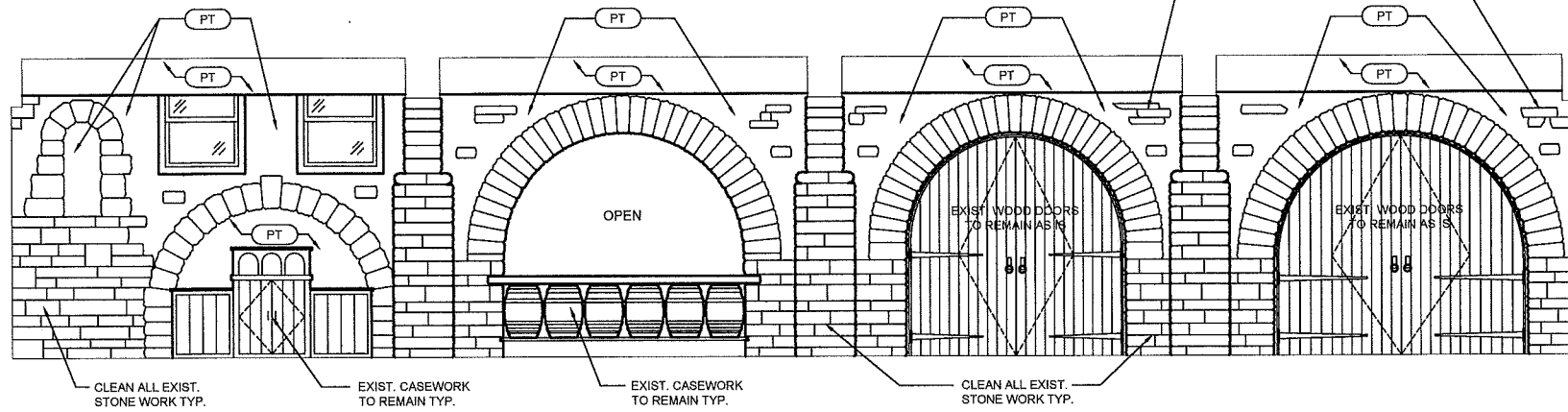
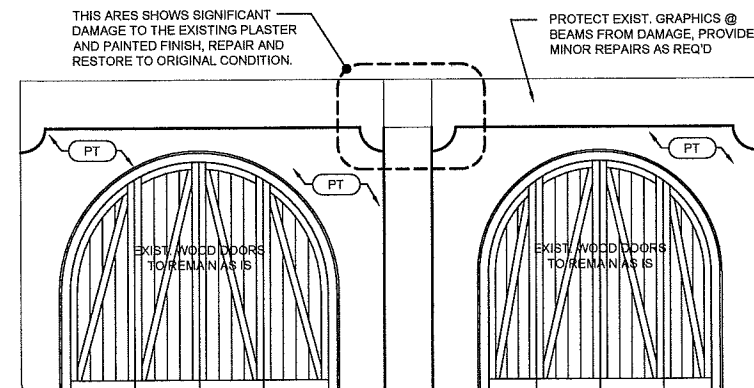
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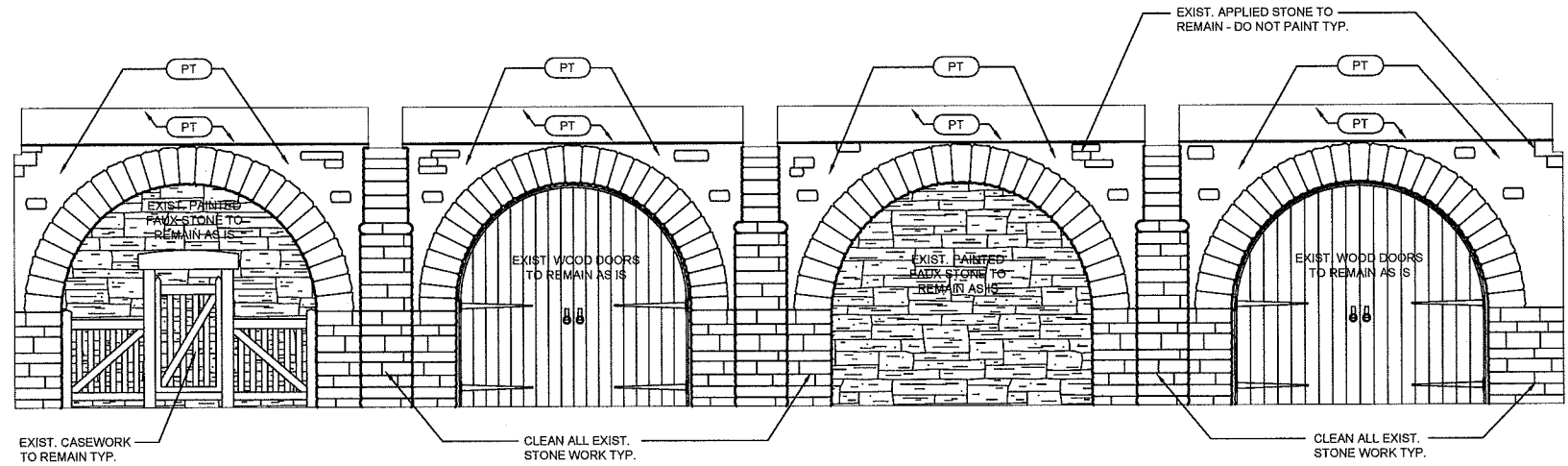
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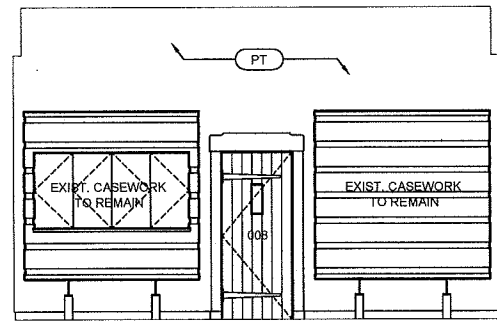
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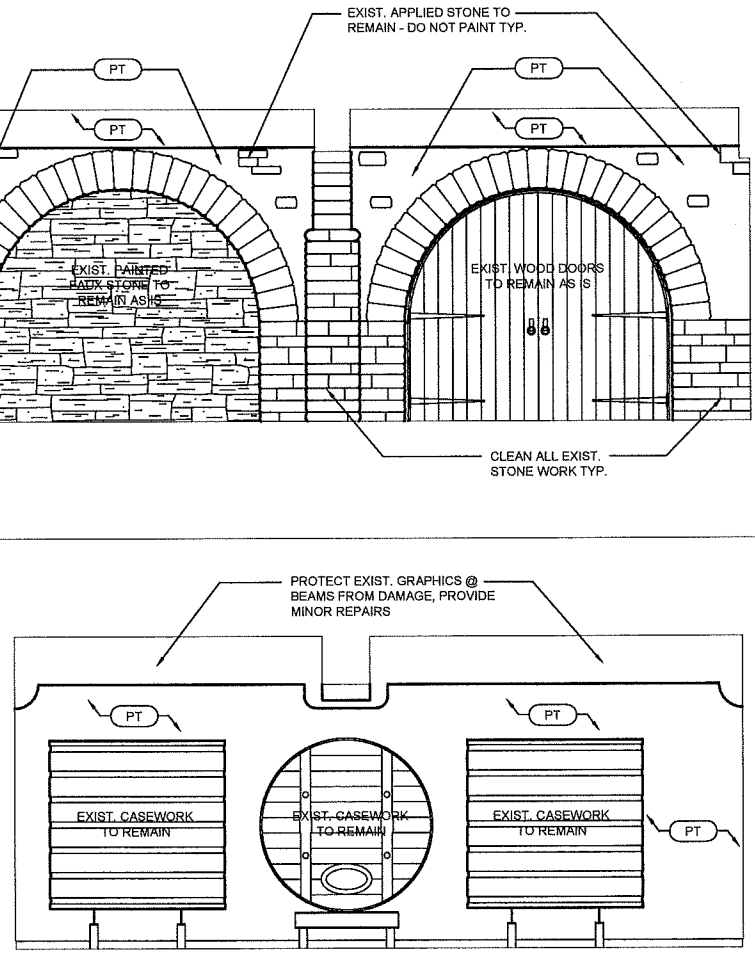
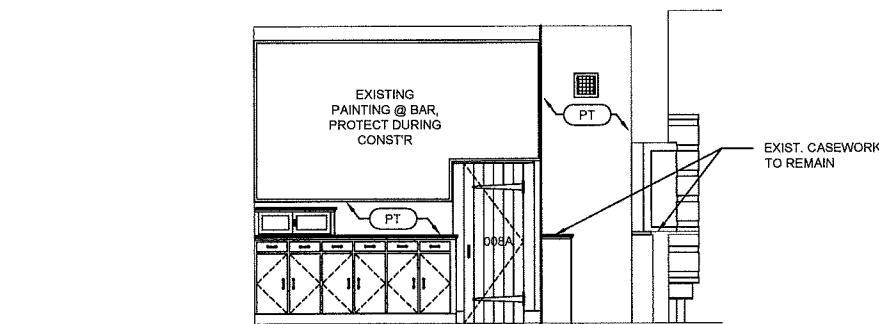
2
A722
SCALE: 1/4" = 1'-0"



4
A722
SCALE: 1/4" = 1'-0"



6
A722
SCALE: 1/4" = 1'-0"



7
A722
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. Remove all misc. Newer equipment, speakers, projector, movie screen, etc. And all associated conduits and wiring through out rathskeller, typical.
2. All existing mechanical grilles that are to remain to be cleaned and painted.
3. The existing "historic" features in the rathskeller and tasting room are to remain intact, protect from damage during restoration work. Clean all surfaces @ end of construction without damaging historic character.
4. Existing beams with graphic banners and sayings at the rathskeller and tasting room must be preserved and protected during restoration.

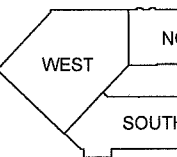
I hereby certify that this drawing was prepared by me or under my direct supervision and I am a duly registered architect under the laws of the State of Minnesota.

By: [Signature]
Title: Architect Date: [Date]
Registration Number: 16366

Owner:
W. 7th/Ft. Road Federation
Project:
Rathskeller & Office Building Renovation

WEST 7TH STREET/
FORT ROAD FEDERATION

KEY PLAN



REVISIONS:

ISSUED FOR BUILDING PERMIT

Comm. No.
16130
Date
12/07/2017
Sheet Title
Interior Elevations

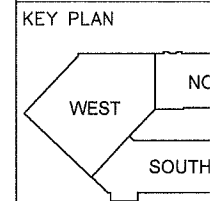
Drawing No.

I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.

By: *[Signature]*
Title: Architect Date: _____
Registration Number: 16366

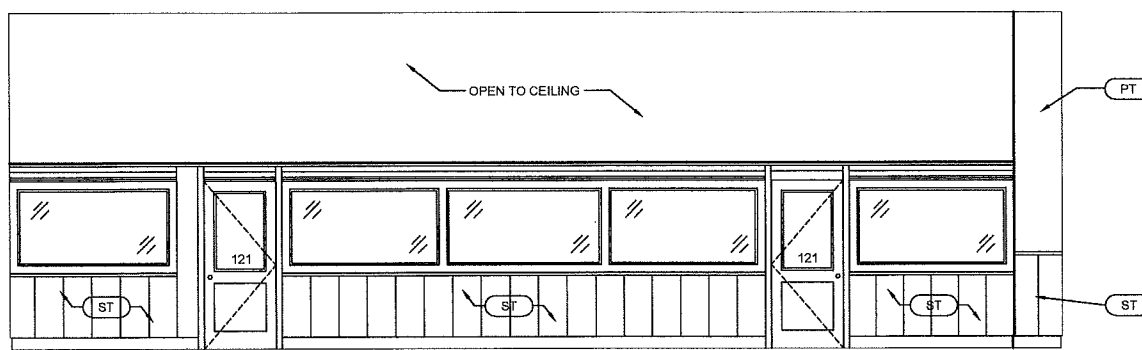
Owner:
W. 7th/Ft. Road Federation
Project:
Rathskeller & Office Building Renovation

**WEST 7TH STREET/
FORT ROAD FEDERATION**

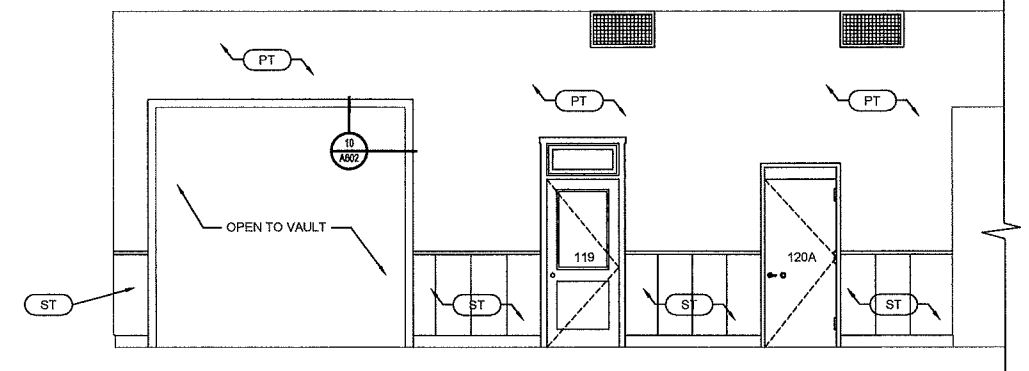
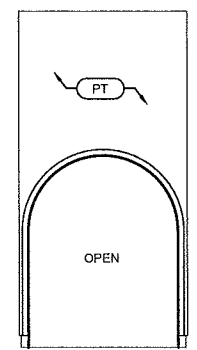


REVISIONS:

ISSUED FOR
BUILDING PERMIT
Comm. No.
16130
Date
12/07/2017
Sheet Title
Interior Elevations
Drawing No.



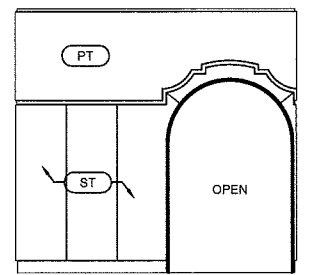
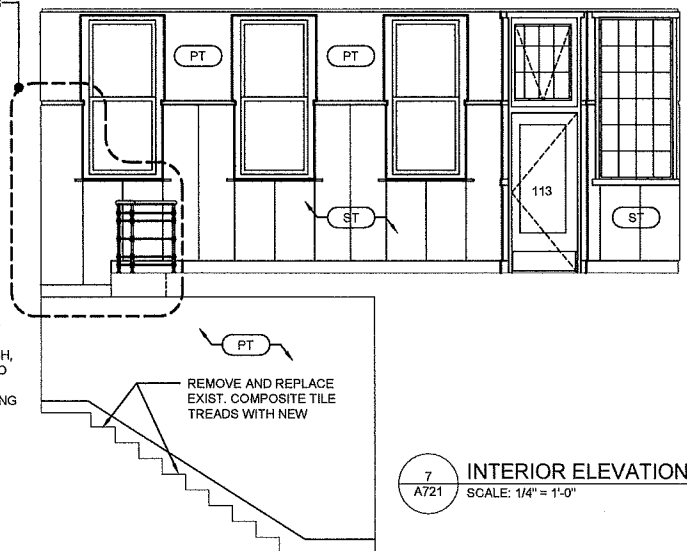
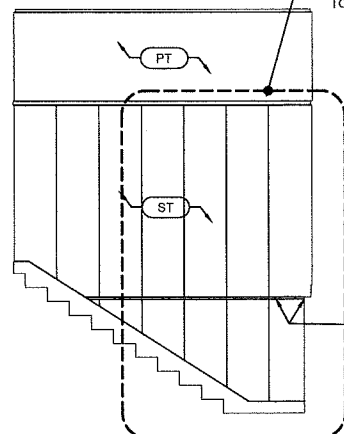
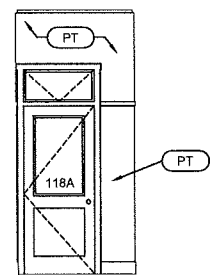
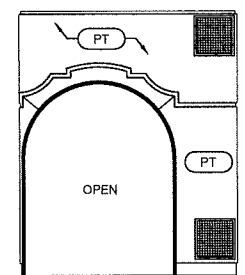
EXISTING PARTIAL HT. WALL, INCLUDING PANELING, GLAZING, DOORS AND ALL TRIM IS TO BE REMOVED FOR CONCRETE SLAB INSTALLATION AND RECONSTRUCTED IN CURRENT CONFIGURATION AFTER SLAB IS INSTALLED. PROVIDE ADDITIONAL REINFORCEMENT TO STABILIZE WALL PER STRUCTURAL.



1
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

3
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



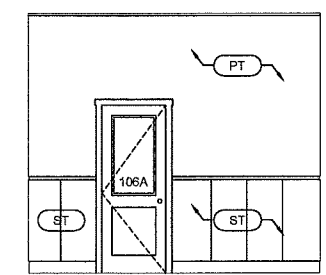
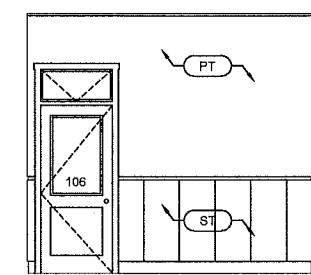
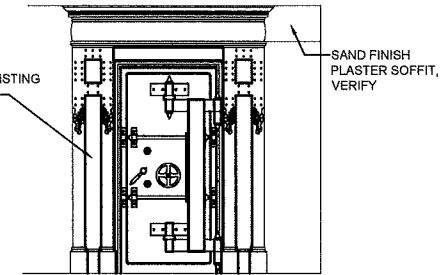
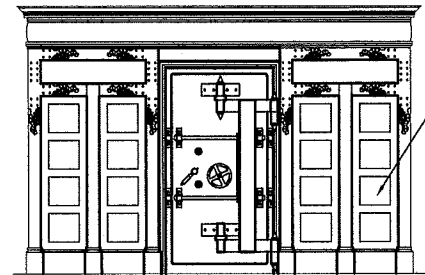
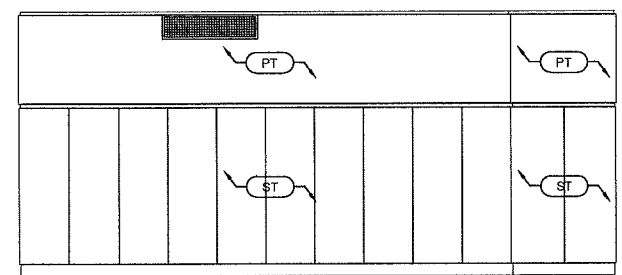
4
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

5
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

6
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

7
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

8
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



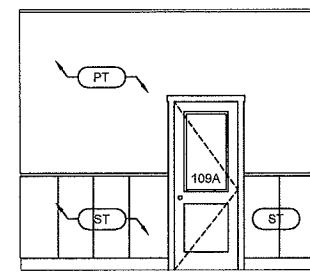
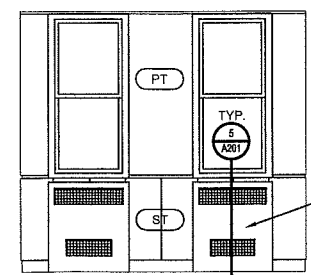
9
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

10
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

11
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

12
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

13
A721
INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

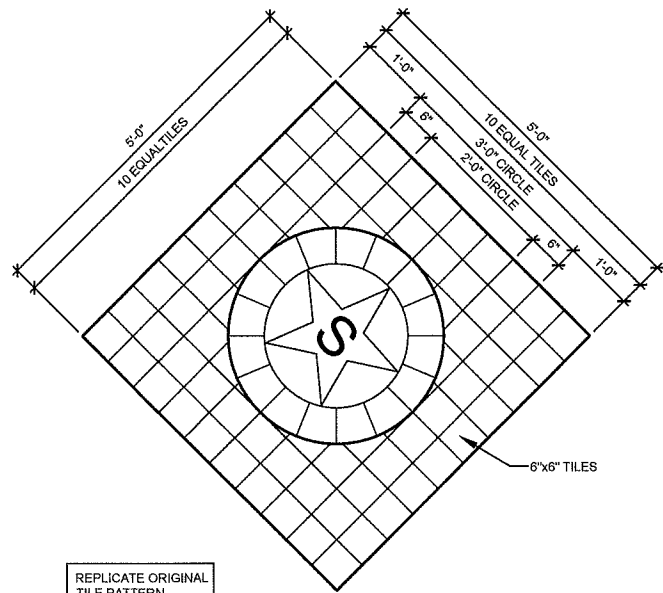


TYPICAL "OFFICE" ELEVATION @ NORTH WING OF FIRST FLOOR. (OFFICE 106 SHOWN)

TYPICAL "OFFICE" ELEVATION @ NORTH WING OF FIRST FLOOR. (OFFICE 106 SHOWN)

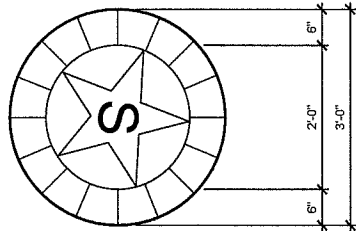
GENERAL NOTES

- All existing mechanical grilles that are to remain to be cleaned and painted.
- The existing "historic" features in the entry and lobby are to remain intact, protect from damage during restoration work.
- All existing blond stained wood trim throughout the building to be cleaned and restained darker to closely match the original trim color.



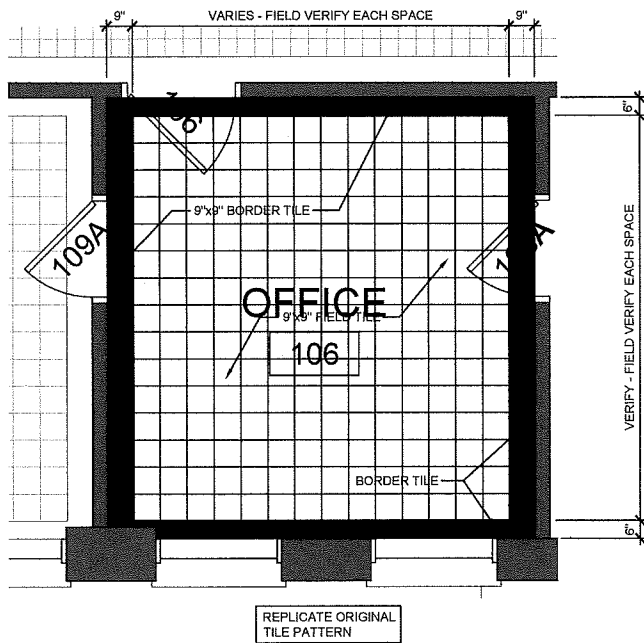
REPLICATE ORIGINAL
TILE PATTERN

1
A604
TILE MEDALLION @ LOBBY 113
SCALE: 3/4" = 1'-0"

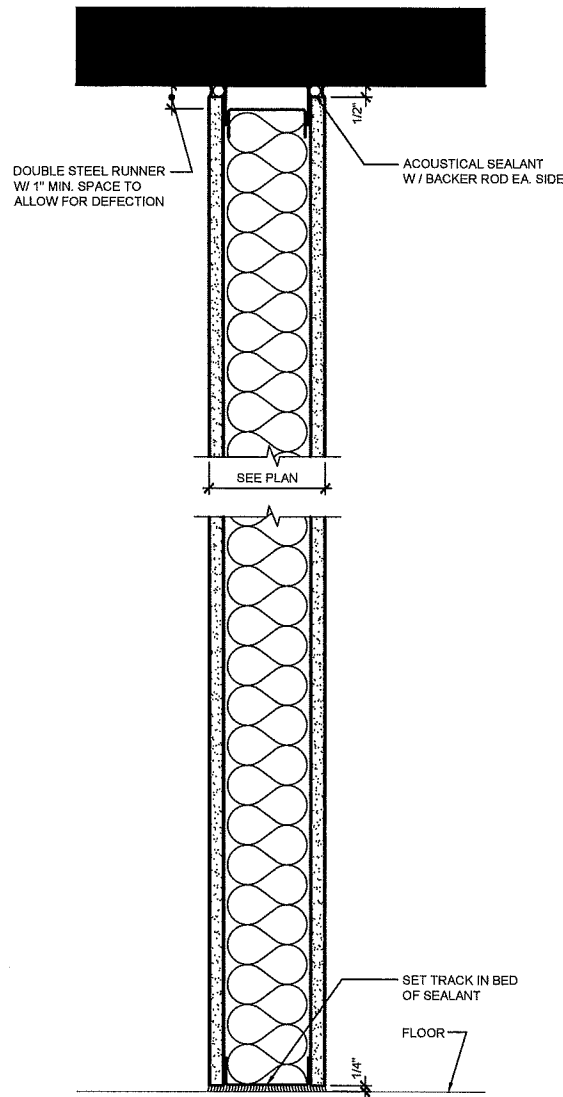


REPLICATE ORIGINAL
TILE PATTERN







2
A604
TILE MEDALLION @ OFFICE 100
SCALE: 3/4" = 1'-0"




4
A604
TYPICAL TILE PATTERN @ NORTH WING OFFICES / ROOMS
SCALE: 3/8" = 1'-0"



3
A604
WALL TERMINATION
SCALE: 3" = 1'-0"

PARTITION TYPES				
PARTITIONS INDICATED THUS:  SHALL EXTEND TO DECK, U.N.O.			PARTITIONS INDICATED THUS:  SHALL EXTEND TO CEILING, U.N.O.	
TYPE	PLAN SECTION	THK.	DESCRIPTION	FIRE RATING
A		4 1/4"	A1 EXISTING CONSTRUCTION 3 5/8" STEEL STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION ONE LAYER 5/8" THK. TYPE 'X' M.R. GYP. BD.	
			A2 3 5/8" STEEL STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION ONE LAYER 5/8" THK. TYPE 'X' M.R. GYP. BD.	
			A3 3 5/8" STEEL STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION ONE LAYER 5/8" THK. TYPE 'X' GYP. BD.	
C		4 7/8"	C1 ONE LAYER 5/8" THK. TYPE 'X' GYP. BD. 3 5/8" STEEL STUDS AT 16" O.C. ONE LAYER 5/8" THK. TYPE 'X' GYP. BD.	F1 1 HOUR FIRE RATING G.A. FILE NO. WP 1200
			C2 ONE LAYER 5/8" THK. TYPE 'X' GYP. BD. 3 5/8" STEEL STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION ONE LAYER 5/8" THK. TYPE 'X' GYP. BD.	F2 1 HOUR FIRE RATING G.A. FILE NO. WP 1200
			C3 ONE LAYER 5/8" THK. TYPE 'X' M.R. GYP. BD. 3 5/8" STEEL STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION ONE LAYER 5/8" THK. TYPE 'X' GYP. BD.	F3 1 HOUR FIRE RATING G.A. FILE NO. WP 1200
		6 1/8"	C4 3 5/8" STEEL STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION ONE LAYER 5/8" THK. TYPE 'X' M.R. GYP. BD.	F4 1 HOUR FIRE RATING G.A. FILE NO. WP 1200
			C5 TWO LAYERS 5/8" THK. TYPE 'X' GYP. BD. 3 5/8" STEEL STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION. TWO LAYERS 5/8" THK. TYPE 'X' GYP. BD.	F5 2 HOUR FIRE RATING G.A. FILE NO. WP 1522
			C6 ONE LAYER 5/8" THK. TYPE 'X' M.R. GYP. BD. 6" STEEL STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION ONE LAYER 5/8" THK. TYPE 'X' GYP. BD.	F6 1 HOUR FIRE RATING G.A. FILE NO. WP 1200
W		6 3/4"	W1 ONE LAYER 5/8" THK. TYPE 'X' GYP. BD. 2 x 6 WOOD STUDS AT 16" O.C. SOUND ATTENUATION BATT INSULATION ONE LAYER 5/8" THK. TYPE 'X' GYP. BD.	
P		9 7/8"	P1 ONE LAYER 5/8" THK. TYPE 'X' M.R. GYP. BD. 1 5/8" STEEL STUDS AT 16" O.C. 8" C.M.U. GROUT SOLID	F97 2 HOUR FIRE RATING U.L.# U 905
		7 5/8"	P2 8" C.M.U. EXPOSED BOTH SIDES GROUT SOLID	F98 2 HOUR FIRE RATING U.L.# U 905

I hereby certify that this drawing
me or under my direct supervision
a duly registered architect under
the State of Minnesota.

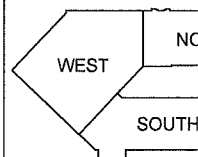
By 
Title Architect Date
Registration Number 163566

Owner
W. 7th/Ft. Road Federation
Project

Rathskeller & Office
Building Renovation

WEST 7TH STREET/
FORT ROAD FEDERATION

KEY PLAN

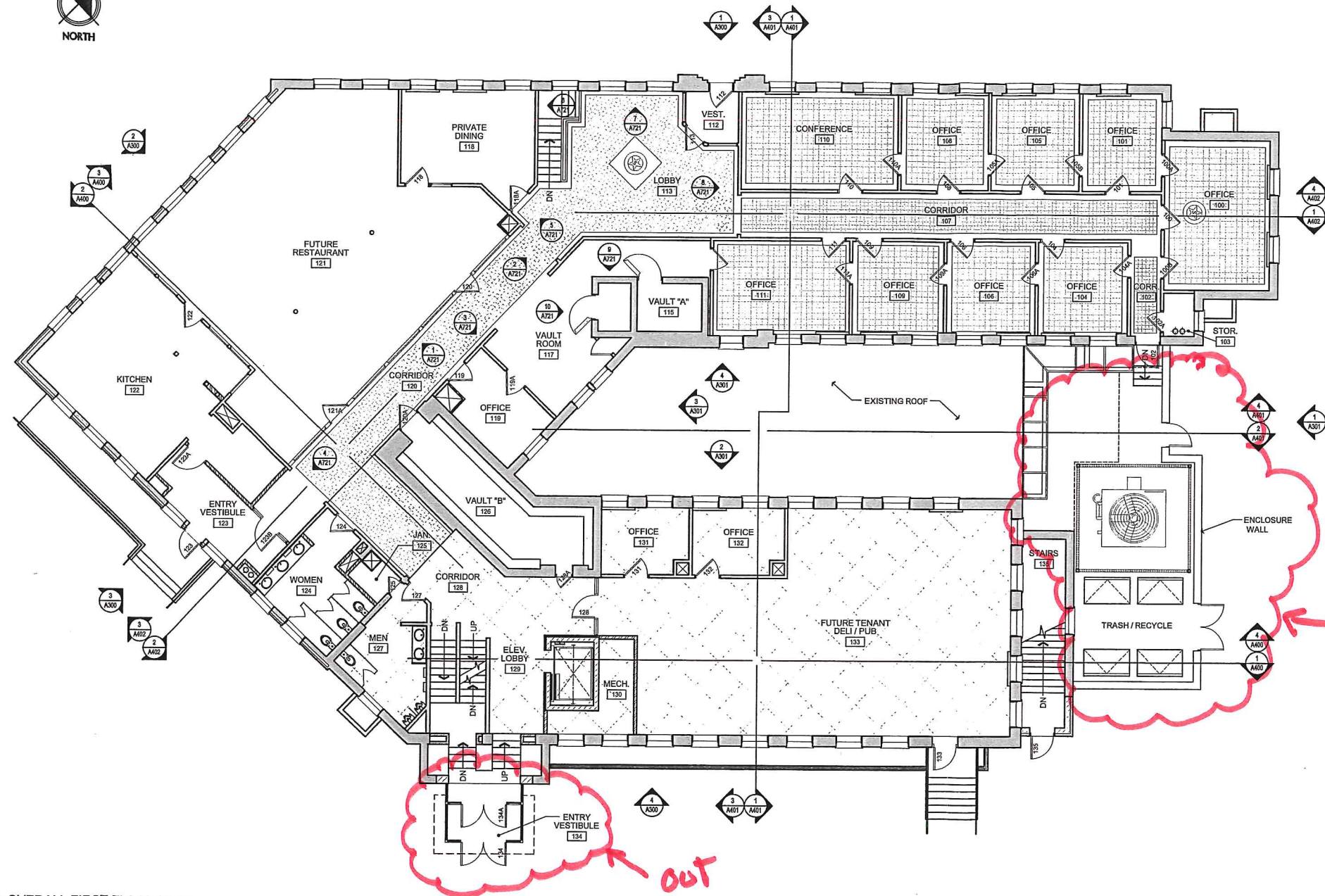


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BUILDING PERMIT

Comm. No.
16130
Date
12/07/2017
Sheet Title
Partition Types / M
Details

Drawing No.



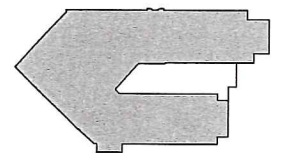
- NEW DOOR AND FRAME
- EXISTING DOOR AND FRAME TO REMAIN.
- EXISTING DOOR AND FRAME TO BE REMOVED.
- EXISTING WALL TO BE REMOVED.
- EXISTING WALL TO REMAIN.
- NEW PARTITION
- NEW C.M.U. WALL

GLENDENING
ARCHITECTURAL SERVICES INC.
974 West Seventh Street
Saint Paul, Minnesota 55102
(651) 225-9926

West 7th / Fort Road
Federation
Saint Paul,
Minnesota

Rathskeller - Office Building
Schmidt Brewery Redevelopment
Saint Paul, Minnesota

KEY PLAN



REVISIONS:

ISSUE: 12/20/2011
PROJECT NO:
CAD DWG FILE:
DRAWN BY: WO / JG
CHECKED BY:

SHEET TITLE:
Overall First Floor Plan

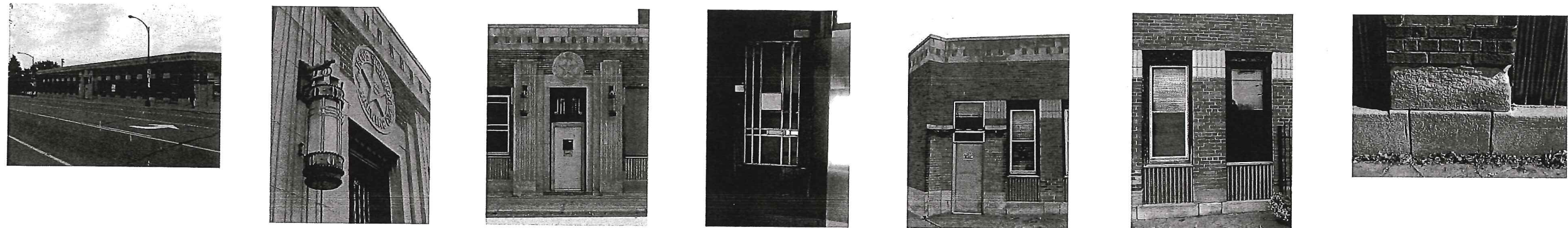
SHEET NUMBER:
A201-P

1 OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES: FIRST FLOOR PLAN

- All interior repair work to original materials and finishes are to be completed per the Department of Interior Preservation Standards.
- In the north wing and corridor in the west wing the existing floor finish is a composite tile that is worn and has deteriorated due to moisture and structural movement. The intention is to repair where possible but likely replace most of the flooring with new material replicating the existing pattern. This includes the two locations with the Schmidt logo.
- Provide the necessary repair work to the existing terrazzo floors per specifications.
- Interior Doors: Wherever possible, historic paneled doors (and hardware) will be repaired rather than replaced. If replacement of original or historic doors is necessary, the replacement will duplicate or be compatible with the material, design, and hardware of the older.
- Windows: Provide repairs to existing original wood windows throughout. Replace existing newer anodized aluminum windows at west and south elevations with new clad wood windows to match original profile. At new windows match existing original masonry openings.

Windows Alternate: Provide aluminum clad wood windows to replace the existing windows throughout. Windows are to match existing original masonry openings.
- Repair and refinish existing wood trim, wainscot, and paneling. Where missing or in need of being replaced provide new wood trim and paneling to match.
- Provide patching and repair work as needed at existing plaster walls and ceilings that remain.
- Provide new acoustical tile ceilings at locations indicated in ceiling plan. Replicate original pattern and style.
- Provide one Hydraulic Passenger Elevator to serve all three floors.
- Plumbing Fixtures: Existing plumbing fixtures may remain in some locations. Otherwise, replace existing plumbing fixtures with low flow type plumbing fixtures and related trim, fittings, and valves. Meet ADA requirements where required.
- Provide new concrete work at accessible ramp, sidewalks at east side, slab and footings for cooling tower and trash area.
- Repair existing area wells and provide new railings.



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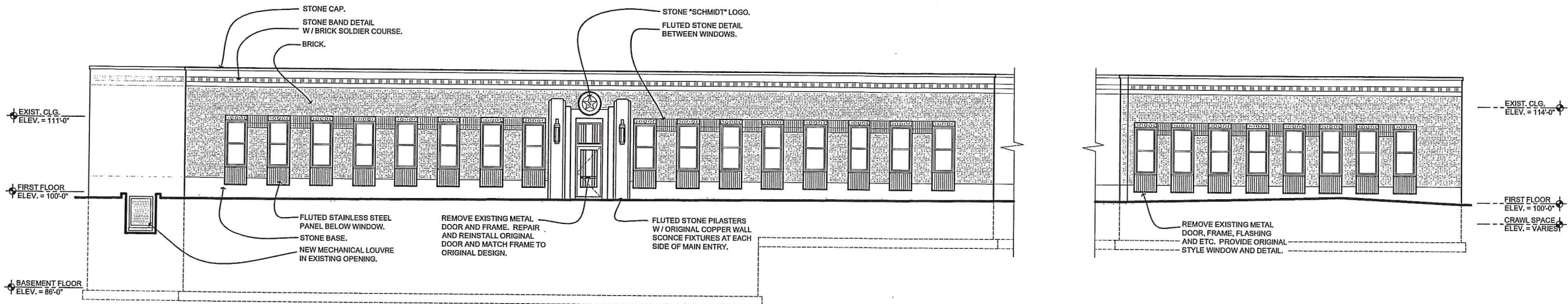


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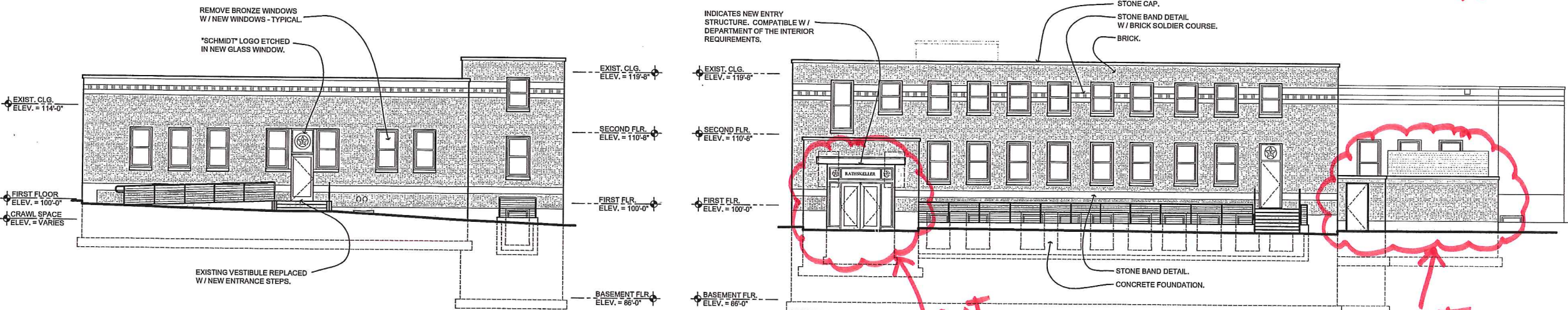
Rathskeller - Office Building
Schmidt Brewery Redevelopment
Saint Paul, Minnesota

2012
PLAN



1
A300
EXTERIOR ELEVATION - SEVENTH STREET
SCALE: 1/8" = 1'-0"

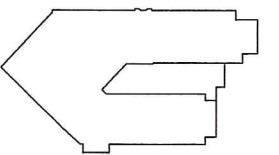
2
A300
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3
A300
EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

4
A300
EXTERIOR ELEVATION - SOUTHEAST
SCALE: 1/8" = 1'-0"

KEY PLAN

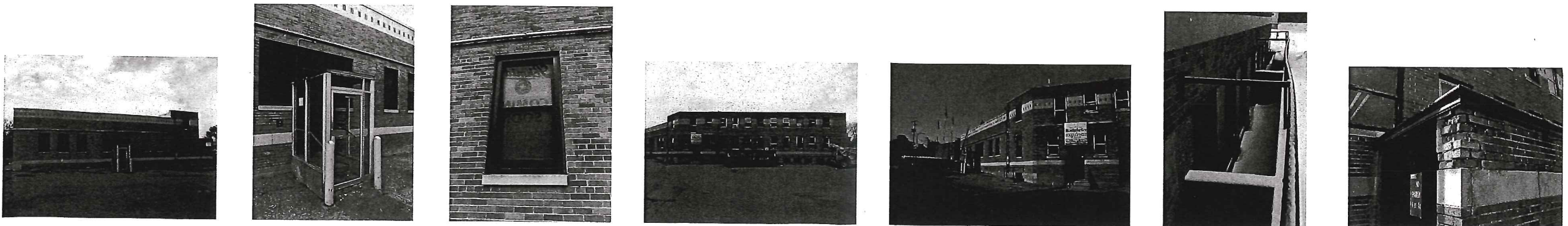


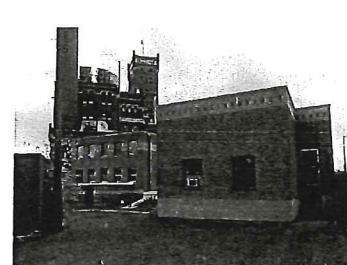
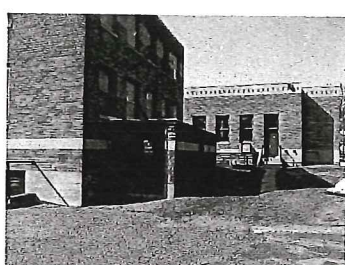
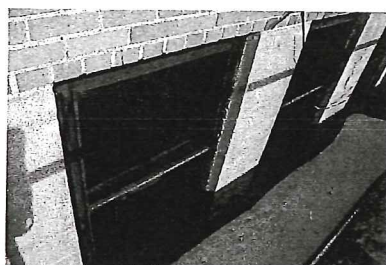
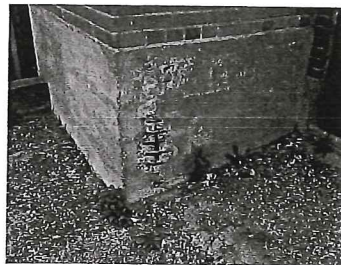
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SHEET TITLE:
Exterior Elevations

SHEET NUMBER:
A300-P





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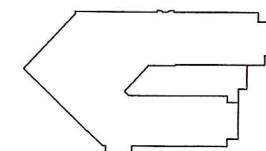


Federation

Saint Paul,
Minnesota

Rathskeller - Office Building
Schmidt Brewery Redevelopment
Saint Paul, Minnesota

KEY PLAN

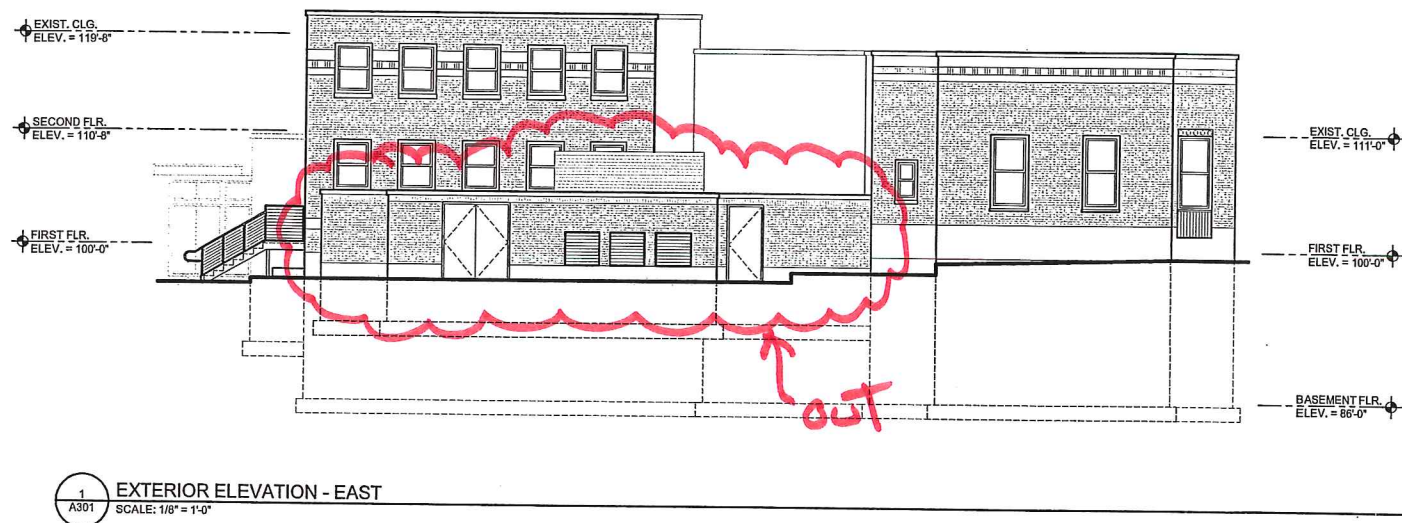


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2012
PLAN

