

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

FILE NAME: 928 W. Seventh Street (historic address 415-419 Webster Street)
DATE OF APPLICATION: April 7, 2016
APPLICANT: Craig Cohen
OWNER: Schmidt Keg House, LLC, Craig Cohen
ARCHITECT: Studio M Architects, Inc., Chris Guerrero
DATE OF PRE-APPLICATION REVIEW: September 10, 2015
DATE OF PUBLIC HEARING: April 28, 2016
HPC SITE/DISTRICT: Jacob Schmidt Brewing Company Historic District
CATEGORY: Building Permit
CLASSIFICATION: Contributing
STAFF INVESTIGATION AND REPORT: Allison Suhan
DATE: April 22, 2016

A. SITE DESCRIPTION:

The Jacob Schmidt Brewing Company Historic District Nomination states: The Keg House had the same array of functions as the Bottling House: filling containers, warehousing them, and shipping them out. This and the Bottling Shipping Warehouse were the last of W.W. Magee's post-Prohibition era improvements to the brewery. The Keg House, constructed in 1937, is 181' by 125' steel-frame, brick-faced building across Webster Street from the Main Brewery Complex. Webster Street, like Palace Avenue was vacated, allowing a modern connection to the other brewery buildings. Webster has now been reestablished and was approved with the redevelopment of the Bottling and Main Brew Houses. Designed in a PWA Moderne fashion, the building has a rectangular footprint with the northwest corner chamfered to follow West Seventh Street. The street facing, primary walls (north and east) were elaborated in the same way with five belts of Bedford limestone interrupted by large window openings. Between the second and third window bays on the main elevation (east) are two large, side-by-side openings extending to grade level originally permitted the entry of rail cars via a spur of the Omaha line running along the north bank of the Mississippi River. The secondary facades (west and south) are treated simpler, more factory-like and each divided in bays by strip pilasters. The east and south facades have undergone significant damage and the building is in a deteriorated state. The interior of the building is an airy, free-span space with the flat roof supported by an exposed iron truss. There are two large light monitors running from east to west to flood the interior with daylight.

The Keg House was constructed during the Period of Significance for the District which is from 1858 to 1955. There were many alterations and blocking of windows and new openings cut outside of this Period. The Keg House is classified as contributing and is significant as the largest Moderne construction on the brewery site during the post-Prohibition era development associated with W.W. Magee. Insensitive additions long masked the imposing scaling and massing and removal of these additions show the largely intact building.

B. PROPOSED CHANGES: The overall intent of the project is to rehabilitate the existing site and building into a commercial development that features a food market, called the *Keg & Case Market*. There will also be a restaurant and retail tenant spaces. The applicant proposes to remove all non-contributing remnants of concrete structures on the site that were from the ethanol production use. A new parking lot, lawn greenspace, raised performance space, market plaza, outdoor seating areas, landscaping and an interactive water feature are proposed. Three new entrances will be added to the north, west and south elevations and the east elevation train openings will be infilled for access. Almost all historic window openings will be restored to their historic sizes with new replica windows. Masonry repair will involve re-building some damaged

areas, repointing and cleaning. A new roof will be installed and the light monitors repaired. The application states the Schmidt advertisement on the north wall was installed outside the period of significance, however, the nomination form states it was during the period of significance and warrants preservation. Regardless, the applicant proposes to maintain the sign and make minor repairs. The non-historic mural on the west elevation will be painted over with one color that is compatible with the existing masonry. There is a steel frame structure on the roof that will be preserved however; its original use was not made clear in the application or in the nomination form. Two new signs are proposed, one on the existing steel structure on the roof and the second on the west elevation. There are no signs proposed at the primary entrance on the east façade. A separate sign permit application will be required.

C. HPC PRE-APPLICATION REVIEW:

The HPC reviewed the pre-application for the Keg & Case Market on September 10, 2015. The Commission provided feedback about the importance of glass block being installed where it historically was. The HPC also encouraged the applicant to design the train door opening to read more of the historic use as well as eliminating the sign on the roof. There was also discussion on how the corner will read if the loading dock is altered. The project is also applying for federal and state historic tax credits.

D. GUIDELINE CITATIONS:

Sec. 74.08. - Jacob Schmidt Brewing Company preservation program.

(a) *Designation for heritage preservation.* Pursuant to the authority contained in Legislative Code Chapter 73, and upon the recommendation of the heritage preservation commission of the city, and after having duly considered the matter at a public hearing held in accordance with Leg. Code § 73.05, the Jacob Schmidt Brewing Company Historic District is legally described as all property bounded by and including the following:

(b) *Outline of preservation program.* The preservation program for the Jacob Schmidt Brewing Company Historic District shall be as follows:

(1) *General intent.* The city, a certified local government in the National Historic Preservation Program, has agreed to conduct its design review of locally designated heritage preservation sites and districts according to the *Secretary of the Interior's Standards for Rehabilitation (1995)*. The standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. The ten (10) standards are:

a. 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.

b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

g. 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.

h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(2) *Description, boundaries and site.*

(3) *General character.*

a. Landscape, streetscape, and site. The brewery and its neighborhood occupy a large parcel of fairly flat terrain diagonally split by West 7th Street. The land falls steeply away from the railroad that skirts the southern edge of the brewery, making it a prominent landmark from the river. The Main Brewery Complex is also highly visible from approaches both up and down West 7th Street and retains visibility from close approaches in all directions as well. On the brewery plats themselves, the brewery buildings in silhouette form a classic urban pyramid, with the tallest at the center and a fall-away to two-story buildings on the front and both sides. An early fanciful rendering showed significant plantings on the brewery site but these were never carried out. The railroad spurs and the constant need for trucking access to nearly all of the buildings likely rendered the maintenance of any kind of planting plan impractical.

On the north side of West 7th Street, all the buildings are evenly scattered but for the large lot retained by the Stahlmann-Schmidt-Bremer House, a fraction of what it used to be but still the expansive grounds of a manorial residence. In the Stahlmann and Schmidt years the block was densely planted with trees, with orchards to the rear as well as boulevard plantings. The major alterations to the landscape that took place in the last century were the replacement of the beer garden and saloon by two (2) quite typical residential lots and the filling of bare land at the northwest corner with a growing number of connected buildings and parking lots. These changes all took place within the period of significance and in fact were brought about by the brewery ownership.

The close relationship of the brewery to the Omaha Road is everywhere evident on the brewery site, particularly in the tracks imbedded on Oneida and swinging over to the Malt Elevator and the Keg House. These are a constitutive part of the site hardscape, just as the size and proportions of the Keg House doors are witness to

their use to load rail cars.

The irregular shape of the blocks on either side of West 7th Street adds prominence to the gateways, the east gateway announced by a small green space on either side and the billboard on the south and the west gateway formed by a small park on the side of the Keg House. The absence of other signage or other forms of urban clutter along the street draws attention to the historic properties themselves.

b. Industrial. The typological and stylistic character of the historic district shows great diversity. Most of the brew house complex, in both the Stahlmann and Schmidt incarnations, is of bearing wall masonry above a native limestone foundation. Floors are of reinforced concrete. In style the older parts of the brew house complex and bottling house have a strong medieval revival character. This is not shared by any other buildings in the historic district. Many of the brewery improvements of the post-Prohibition years are in a strong Moderne vein, which spread briefly across 7th Street with the construction of a large truck garage on Toronto Street. All of these buildings are of steel frame construction with brick and stone facings.

c. Residential.

(4) *Existing structures and buildings.*

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. New masonry added to a building, structure or site, such as new foundations or retaining walls, should be compatible with the size, shape, color, texture, profile and bonding of the original or existing 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 three hundred (300) psi) and soft, natural bristle brushes. Brick and stone surfaces shall not be sandblasted with dry or wet grit or other abrasives. Abrasive cleaning methods can erode the hard surface of the material and accelerate deterioration. Chemical cleaning products which could have an adverse chemical reaction with the masonry material shall not be used. Chemical solvents should not be used except for removing iron and oil stains. It is preferable to use water with a non-ionic biodegradable detergent. Waterproof or water repellent coatings or surface consolidation treatments should not be applied unless required to solve a specific technical problem that has been studied and identified and determined to comply with applicable design guidelines. In general, coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing: Repointing should be done on 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. Materials and ingredient proportions similar to the original mortar shall

be used when repointing, with the replacement mortar softer than the masonry units and not harder than the historic mortar. A professional mortar analysis can determine the cement-lime-sand ratio. This will create a bond similar to the original and is necessary to prevent damage to the masonry units. Repointing with mortar of high Portland cement content can create a bond stronger than is appropriate for the original building materials, possibly resulting in cracking or other damage. Mortar joints should be carefully washed after set-up to retain the neatness of the joint lines and keep extraneous mortar off of masonry surfaces.

Painting: The original color and texture of masonry surfaces shall be retained, including early signage wherever possible. Unpainted masonry surfaces shall not be painted. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons early on and paint should not be indiscriminately removed from masonry surfaces as this may subject the building to damage and change its appearance. The removal of paint from masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry. An appropriate paint removal product shall be applied in test areas to determine its effect on the masonry and its effectiveness in removing the paint. In rare cases where a consolidant or paint coating is determined to be historically and structurally appropriate, the color and finish is subject to review.

b. Siding and shingles.

Repair: Original wood and metal siding and shingles should be retained whenever possible without the application of any surface treatment. A similar material should be used to repair or replace, where necessary. New siding and shingles added to the structure or site should be compatible with the material, color, texture, size, design, and arrangement of the original materials.

Vinyl, aluminum and composite materials: Avoid covering architectural features with new materials that are inappropriate to the historic nature of the building, including vinyl, aluminum and hard-board siding. Buildings originally clad in wood siding shall not be resurfaced with brick, stucco, artificial stone or brick veneer, hardboard, or vinyl or aluminum siding. The commission may consider the following exceptions to the installation of synthetic siding on a case-by-case basis: A) In cases where existing asphalt, asbestos, aluminum or vinyl siding are to be removed and where the underlying original siding and decorative features are found to be significantly deteriorated. Commission staff must conduct a site visit during the removal process and advise on appropriate treatment. B) In the resurfacing of a noncontributing building. C) In the resurfacing of existing or new construction of garages, particularly when the garage is inconspicuously sited. If synthetic siding is used as described in A-C, it must be of a width and texture appropriate to the style of the building, and all architectural details including window trim, wood cornices and ornament must remain uncovered.

Decorative siding treatments: Wooden shingles used for cladding material or decoration, such as in the gable ends, shall be conserved and retained. If replacement is necessary, shingles should replicate the original in material, width, pattern, thickness, profile, texture and weather (lap). Decorative siding treatments, such as paneled patterns used in the gable ends, on bays or around openings shall be retained and repaired. If replacement is necessary, the new shall match in material, size, pattern, profile and texture.

Painting: Wood shingles or siding may have been painted or whitewashed for practical and aesthetic reasons. Paint should not be indiscriminately removed from wooden surfaces as this may subject the building to damage and change its appearance. Exterior wooden surfaces shall be maintained with appropriate paint or stain. Color is a significant design element and exterior paint colors should be appropriate to the period and style of the historic building. Building permits are not required for painting, and although the Heritage Preservation Commission may review and comment on paint color, paint color is not subject to Heritage Preservation Commission approval.

c. Stucco and concrete.

Resurfacing: Repairs to existing stucco and concrete surfaces should duplicate the original in color, pattern and texture, if evidence exists. Smooth or heavy dashed surfaces should be avoided unless they were used on the original surface. Re-dashing stucco shall not alter the set back or profile of trim and architectural details.

d. Roofs, chimneys, cornices and parapets.

Roof shape: The original roof type, slope, overhangs and architectural details shall be preserved. The size, shape and original roof features such as dormers, cupolas and parapets shall also be preserved. New roof features may be acceptable if compatible with the original design and not conspicuously located.

Materials: When the roof is visible from street level, the original material should be retained if possible, otherwise it should be replaced with new material that matches the old in composition, size, shape, color, and texture. When partially re-roofing, deteriorated roof coverings should be replaced with new materials that match the original in composition, profile, size, shape, color and texture. When entirely re-roofing, new materials which differ to such an extent from the original in composition, size, shape, color or texture that the appearance of the building is altered shall not be used. The predominant roof materials on the residential buildings in the Jacob Schmidt Brewery Historic District are asphalt shingles. When asphalt shingles began to be used in the 1890s and early twentieth century, the most common colors were solid, uniform, deep red and solid, uniform, dark green. Dark brown, dark gray and weathered-wood colors may also be acceptable for new asphalt shingles.

Alterations: The roof shape at the front of the building shall not be altered except to restore it to the original documented appearance. The additions of architecturally compatible elements like dormers may be considered by the HPC on a case-by-case basis. Documentation includes pictorial or physical evidence of the former appearance of the building, or, in the case of pattern book houses, those of similar period and style. Alterations to the roof shape at the sides or rear shall be compatible with the architectural character of the building.

Skylights: New skylights and vents should be behind and below parapet level for flat roofs. Skylights and vents shall not be installed on principal elevations for sloped roofs. Modern skylights are a simple way to alter a roof to admit light and air without disrupting its plane surface. Skylights should be flat and as close to the roof plane as possible. They should not be placed on the front or highly visible roof planes. "Bubble"-type skylights shall not be installed.

Chimneys, stovepipes and smokestacks: Chimneys and smokestacks should be

preserved or restored to their original condition. In the absence of historical documentation on the original design, chimney design should be in keeping with the period and style of the building. New chimneys and stovepipes should not be installed on front roof planes.

Cornices, parapets and other details: All architectural features that give the roof its essential character should be preserved or replaced in kind. Similar material should be used to repair/replace deteriorating or missing architectural elements such as cornices, brackets, railings and chimneys, whenever possible. The same massing, proportions, scale and design theme as the original should be retained.

- e. Windows and doors. There are many historic window and door styles in the Jacob Schmidt Brewing Company Historic District. Windows and doors are a character defining architectural feature and establish the visual rhythm, balance and general character of the facades. Any alteration, including removal of moldings or changes in window and door size or type, can have a significant and often detrimental effect on the appearance of the building as well as on the surrounding streetscape.

Openings: Existing window and door openings should be retained. New window and door openings should not be introduced into principal elevations. Infilling of window openings or installing new openings may be permissible on secondary facades if standard sizes approximate the size and proportions of the opening. The National Park Service Bulletin on *New Openings in Secondary Elevations or Introducing New Windows in Blank Walls (Sept. 2000)* should be referenced and used as a guide. Enlarging or reducing window or door openings to fit stock window sash or new stock door sizes shall not be done.

Solid to void ratio: New window and door openings should not be introduced into principal or highly visible elevations. New openings may be acceptable on secondary or minimally visible elevations so long as they do not destroy or alter any architectural features and the size and placement is in keeping with the solid-to-void (wall-to-openings) ratio of the elevation.

Panes, sashes and hardware: Historic windows should be preserved and if replacement is warranted, windows should be replaced in-kind. Window panes should be two-way glass. No reflective or spandrel glass is permitted. The stylistic period or periods a building represents should be respected. 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. Replacement sash should not alter the setback relationship between window and wall. Heating and air conditioning units should not be installed in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials. Window installations may be acceptable in secondary facades.

Trim: Historic window casings should be retained wherever possible. If replacement is necessary, the original profile shall be replicated.

Lintels, arches and sills: Lintels, sills, architraves, pediments and hoods should be retained or repaired if possible. Historic colors, if determined, and textures should be matched when repairing these elements.

Storms and screens: Storm windows and doors should be compatible with the

character of the building and should not damage window and door frames, or require removal of original windows and doors. Exterior storms should be appropriate in size and color. Combination storm windows should have wood frames or be painted to match trim colors. If combination metal storms are installed, they shall have a baked-enamel finish. Storm windows should resemble the inner window and should not have vertical or horizontal divisions which conflict with the divisions of the inner sash. Storms and screens should not pan or wrap the opening or casing.

Shutters: Shutters are generally inappropriate in the district unless historical documentation shows they were present. Shutters shall not be installed on buildings not originally designed for them. Where appropriate, shutters should be or appear to be operative and should be mounted to the window casing. Shutters should be constructed of wood.

Security measures: Historic trim or other architectural features shall not be removed for the installation of security bars or grills.

Awnings and canopies: Awnings and canopies should not be used when they conceal richly detailed entries and windows. Aluminum or plastic awnings shall not be used. Surface design elements should not detract from or conflict with the related structure's age and design. Awnings should have a traditional shape such as a tent shape or be rounded when the opening is arched. Awnings should be used in a traditional application for shading window or door openings.

f. Porches and steps. Porches and steps which are appropriate to the building and its development should be retained. Porches and additions reflecting later styles of architecture are often important to the building's historical integrity and, whenever possible, should be retained. Porches and steps removed from the building should be reconstructed, using photographic documentation and historical research, to be compatible in design and detail with the period and style of the building. In replacing porch railings, it is important to maintain the original spacing, section and profile of the balustrades.

Decorative features: Decorative architectural features such as cornices, brackets, railings, and those around front doors and windows should be preserved. New material used to repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile and brick should match the original as closely as possible.

Decks and fire stairs: Deck and fire stair additions and new balconies may be acceptable in some cases, but should be kept to the rear of buildings where they will be the most inconspicuous and detract the least from the historical context. The detailing of decks and exterior stairs should be compatible with the period and style of the building.

g. Fencing, enclosures and retaining walls. Existing fencing and retaining walls that are identified as contributing elements to the historic district should be appropriately maintained and preserved.

h. Mechanical.

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. Mechanical related equipment that is sited on grade should be inconspicuously sited. In some cases appropriate screening, may be necessary.

Grills, exhaust fans, etc. Grills, vents, exhaust outlets for air conditioners, bath and kitchen exhaust fans should be incorporated into filler panels, if possible. They may be painted the same color as the filler panel.

(5) *Signage, awnings and accessories.*

a. General. Existing historic signs that reflect the development of the district should be preserved. These signs may be in the form of painted signs on buildings, surface mounted or projecting signs. 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. Signs, graphics and lighting should be designed as part of the facade. Signs on large structures that house several businesses should be planned and designed in a way that unifies the facade, while providing identity for individual businesses. A master plan for signage is encouraged.

b. 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.

c. 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.

d. Location and method of attachment. Signs should be appropriately sized and complement the building exterior; roof-top signs are inappropriate except in cases where physical or pictorial documentation shows they were present and reconstruction is considered appropriate. There should be no sign above the cornice line or uppermost portion of a facade wall. The current "landmark" sign attached to the covered walkway/conveyor belt that connects the grain silos and the Main Brewery Complex was installed outside the period of significance and is not considered a contributing element. However, there is historical evidence that a "Schmidt" sign was present in that location during the district's period of significance. Any new sign proposed for that location shall comply with applicable guidelines and should reflect the Brewery's establishment within the Fort Road neighborhood. 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.)

e. Illumination. Signs should generally be lit from on the site. There should be no flashing, blinking, moving, or varying intensity lighting. Subdued lighting is preferred. Backlit fluorescent or exposed neon are generally inappropriate.

(6) *Interiors.*

(7) *Underground cellar system. General.*

(8) *New construction.*

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

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

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

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

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

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

b. Setback.

c. Massing, volume, height.

d. Rhythm.

e. Roofs and cornices.

f. Materials and details.

g. Windows and doors.

(9) *Guidelines for non-contributing and contemporary buildings or additions.*

(10) *Site considerations.*

a. General. The traditional pattern of streets, curbs, boulevards and sidewalks in the area should be maintained. Distinctive features of spaces in the area such as train tracks, loading docks, retaining walls and steps that are important in defining the district's context should be preserved. New street furniture and landscape improvements

such as benches, bus shelters, kiosks, sign standards, trash containers, planters and fences should be compatible with the character of the district. The historic urban pattern of grid plan streets should be retained and enhanced in improvement projects.

b. Fences and retaining walls. Fences which allow some visual penetration of front yard space are preferable to complete enclosure. Fences of wrought iron or wood which enclose the front yard should be no higher than three and one-half (3½) feet. Cyclone fences should not be used to enclose front yards or the front half of side yards. Stone, brick and split face concrete block are preferable to landscape timber for the construction of retaining walls. Masonry retaining walls should be finished with caps or appropriate details.

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

d. Landscaping. New landscaping on the south side of West 7th Street should respect the historical and architectural character of the historic district. Trees should not block prominent views of the brewery structures. Landscaping on the north side of West 7th Street should reflect the residential character of the neighborhood. Planting hedges in front yards should be low and visually open.

(11) *Demolition.*

E. FINDINGS:

1. The site is located within the Jacob Schmidt Brewing Company Heritage Preservation District and is categorized as contributing to the District. This District has also been certified by the National Park Service as meeting the criteria for listing on the National Register of Historic Places.
2. On May 25, 2011, the Jacob Schmidt Brewing Company Heritage Preservation District was established under Council Ord. No. 11-46 and Chapter 73 of the Legislative Code states 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). The period of significance for the Schmidt Historic District is 1858 to 1955
3. **Sec. 74.08(b)(a,b,c,d,e,f,g,I and j) Standards for Rehabilitation.** There are several Standards that apply to this proposal and project. Historic buildings should be used for their original purpose or have a new use that requires minimal alteration to the building and its environment. An understanding of the original design and the changes overtime are warranted to understand what elements are worthy of preservation and restoration or what elements may warrant reconstruction as well. Given the siting of the building, there are two street facing, primary elevations given their architectural detailing and one secondary elevation that is highly visible from West Seventh Street given its siting. The south elevation is a secondary elevation and is not highly visible.
4. **Sec. 74.08– Demolition.** There will not be removal of any features or structures that are considered historic or classified as contributing. Many of the concrete structures on the site are associated with the ethanol production and not the brewing function. Care will need to be taken during the demolition phase so as not to remove or damage historic elements.
5. **74.08 Windows and Doors.** It does not appear that any historic windows or doors survive but the openings are apparent. There are some remnants of glass block on the main facade. The non-historic openings will be closed unless needed for egress or the new use. These openings should be subservient to the main Webster Street entrance. The new aluminum frame doors in

a dark bronze finish are compatible with the historic character of the historic doors and windows. The guidelines state, "*New window and door openings should not be introduced into principal or highly visible elevations. New openings may be acceptable on secondary or minimally visible elevations so long as they do not destroy or alter any architectural features and the size and placement is in keeping with the solid-to-void (wall-to-openings) ratio of the elevation.*"

The new windows will be fixed, aluminum frame in a dark bronze finish designed to replicate the original windows indicated on the original drawings. These drawing aren't clear what the operability of the windows were. The horizontally emphasized 8-over-8 proposed fixed window in the easternmost bay on the south elevation does not replicate the vertically oriented 9-over-9 pattern evident in the historic drawings. The remaining six bays in the south elevation are proposed to have 12-over-12 (4 by 3) horizontally emphasized window divisions which do not replicate the vertically emphasized 12-over-12 pattern (3 by 4) as evident in the original drawings (see p. H1.5 and A7.2).

Glass block windows that relate to the original glass block are proposed on the east elevation and comply with the guidelines. The original window openings on the north elevation will remain enclosed to preserve the "Jacob Schmidt Brewing Co." mural on the exterior.

The original train doors are no longer present but a 1937 photo shows the pattern, design, and that the material was likely wood. The original train doors are not being replicated, rather each train door opening will feature a paned aluminum overhead garage door installed above a multi-paned aluminum system with a single door. The new infill is designed more like a storefront than recalling the original operation, function and use of the large openings. A large mullion is proposed to recall the central opening and the divisions relate to the original pattern of the train door. However, the materials do not relate to the original train doors and obscure the original solid-to-void ratio on the east elevation. The doors appear to be located at the same original wall plane. The train tracks were also, unfortunately, removed to indicate original use at the access doors.

6. **74.08 New Construction.** The current platform on the south elevation that is being expanded around the corner to the west elevation does not appear to be historic, is on two non-primary elevations and will not have a negative impact. Any new construction/addition to the elevations *shall not destroy historic materials that characterize the property and the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* Also, *new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
7. **74.08 Roofs, chimneys, cornices and parapets.** The roof membrane and insulation are proposed to be replaced, but roof material specifications were not provided. The historic roof decking will be retained and the historic rooftop shed along Webster Street will be restored. The terra cotta tiles and limestone capping on the parapet walls are to be preserved and protected in place. This meets the guidelines that state: *original material should be retained if possible, otherwise it should be replaced with new material that matches the old in composition, size, shape, color, and texture.*
8. **74.08 Signage.** It is unclear what the original purpose of the steel frame structure on the rooftop was (the architects believe it to be associated with the ethanol production), however, there is no pictorial evidence that it was used for signage like the conveyor belt was used within the period of significance for the SCHMIDT sign on the Main Brew House. The proposed rooftop sign does not meet the guidelines that state: *roof-top signs are inappropriate except in cases where physical or pictorial documentation shows they were present and reconstruction is*

considered appropriate. There should be no sign above the cornice line or uppermost portion of a facade wall.” The proposed wall sign on the west elevation may be acceptable; however, the west elevation entrance is highlighted more as a main entrance than the entrance on the primary facade facing Webster Street.

9. **74.08 Site Considerations.** Many of the same materials that were approved for the site around the Brew and Bottling Houses are being proposed for the Keg House site. The guidelines cite the importance of keeping the triangular parcels along Seventh Street visually open with no structures. The proposed landscaping is low and visually open within these parcels. There are many trees proposed in the landscape design, but they maintain a scattered, informal pattern and are located on the south half of the site. The remaining plantings proposed are low and visually open and the hops relate to the original function of the site.

Any seating for patio use should be with moveable, seasonal furniture. The use of bituminous pavement at the parking area relates to the historically gravel space.

Details of the proposed water feature were not included and more information will be needed.

10. **74.08 Parking.** Parking on the south side of the building is appropriate given the use of parking south of the Brew House too. Adding trees and plantings in a less formal, more voluntary nature is compatible to the historic character of the industrial brewing buildings.
11. This project is also pursuing federal and state investment tax credits. Accordingly, National Parks Service review may result in additional conditions and project guidance.
12. The proposal to rehabilitate the existing site into a commercial development is supported generally by the adopted Program for Preservation and architectural control for the Jacob Schmidt Brewing Company Heritage Preservation District (Leg. Code §73.06 (e)). The proposed signage on the steel roof structure, south elevation windows, and proposed train door openings will have an adverse impact on the Program for Preservation and architectural control for the Jacob Schmidt Brewing Company Heritage Preservation District (Leg. Code §73.06 (e)). The recommended conditions will allow for the structure to be adaptively reused while maintaining the historic character and architectural integrity of the site.

F. STAFF RECOMMENDATION:

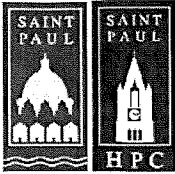
Based on the findings, staff recommends approval of city permits provided the following conditions are met:

1. When complete, any reviews by SHPO or the National Parks Service shall be provided to HPC staff for review. These reviews could result in the need for additional HPC review or conditions.
2. The south elevation windows shall replicate the historic vertical emphasis and divisions that are documented in the original drawings.
3. The applicant shall work with HPC staff and SHPO/NPS staff to revise the train doors to better reflect the character of the original doors. This could include the use of wood material to relate to the original doors and adjusting the solid to void ratio.
4. The proposed signage on the steel roof structure is denied and shall be removed from the plans.
5. Brick replacement shall match the existing in size, texture, and color and mortar shall be no stronger than Type N. There shall be no sealants applied to masonry surfaces.
6. A final door and window schedule shall be submitted to HPC staff for final review and approval. All divided lights shall be simulated or true divided. All glass shall be two-way and not be reflective or tinted.
7. Final roofing material details shall be submitted to HPC staff for final review and approval.

8. All materials shall be painted or stained within one year of permit issuance. There shall be no raw metal.
9. All final materials, colors and details shall be submitted to the HPC and/or staff for final review and approval.
10. Any revisions to the approved plans shall be reviewed and approved by the HPC and/or staff.
11. The HPC stamped approved plans shall remain on site for the duration of the project. If an updated set of plans is submitted for City permits, HPC staff shall receive a full size set for final review in order to determine compliance with the HPC decision and conditions.

G. ATTACHMENTS:

1. HPC Application and Photos
2. 1937 Photo of Train Doors
3. Site Plans, Floor Plans, and Elevations



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

HERITAGE PRESERVATION COMMISSION DESIGN REVIEW APPLICATION

This application must be completed in addition to the appropriate city permit application if the affected property is an individually designated landmark or located within an historic district. For applications that must be reviewed by the Heritage Preservation Commission refer to the HPC Meeting schedule for meeting dates and deadlines.

1. CATEGORY

Please check the category that best describes the proposed work

- | | | |
|---|---|---|
| <input checked="" 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: 928 West 7th Street Zip Code: 55102

3. APPLICANT INFORMATION

Name of contact person: Craig Cohen

Company: _____

Street and number: 565 Holly Avenue

City: Saint Paul State: MN Zip Code: 55102

Phone number: (651) 485-1738 e-mail: craigcohen39@aol.com

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

Name: _____

Street and number: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____ e-mail: _____

5. PROJECT ARCHITECT (If applicable)

Contact person: Chris Guerrero

Company: Studio M Architects, Inc.

Street and number: 530 North 3rd Street, Suite 230

City: Minneapolis State: MN Zip Code: 55401

Phone number: (612) 524-5375 e-mail: chris@studiomarchitects.net

6. PROJECT DESCRIPTION

Completely describe ALL exterior changes being proposed for the property. Include changes to architectural details such as windows, doors, siding, railings, steps, trim, roof, foundation or porches. Attach specifications for doors, windows, lighting and other features, if applicable, including color and material samples.

Please refer to the attached.

Attach additional sheets if necessary

7. ATTACHMENTS

Please list any attachments that are included in this application. Refer to the Design Review Application Process Checklist for required information or attachments.

Construction Documents, Dated 04.07.2016

Existing Photos

Photos of proposed exterior materials

Attach the above listed to this application or attach in an email to ApplyHPC@stpaul.gov

Will any federal money be used in this project?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Are you applying for the Investment Tax Credits?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

I, the undersigned, understand that the Design Review Application is limited to the aforementioned work to the affected property. I further understand that any additional exterior work to be done under my ownership must be submitted by application to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.

Signature of applicant: _____ Date: _____

Signature of owner: _____ Date: 4/7/10

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



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** Jacob Schmidt Brewing Company Keg House

Street 928 West Seventh Street

City Saint Paul County Ramsey State MN Zip 55102-3641

Name of Historic District Jacob Schmidt Brewing Company Historic District

- Listed individually in the National Register of Historic Places; date of listing _____
- Located in a Registered Historic District; name of district Jacob Schmidt Brewing Company Historic District
- Part 1 – Evaluation of Significance submitted? Date submitted June 2015 Date of certification _____

2. **Project Data**

Date of building 1921 & 1937 Estimated rehabilitation costs (QRE) \$6,239,568

Number of buildings in project 1 Floor area before / after rehabilitation 22,000 / 30,000 sq ft

Start date (estimated) 09/01/2015 Use(s) before / after rehabilitation Brewery / Mixed

Completion date (estimated) 04/01/2016 Number of housing units before / after rehabilitation 0 / 0

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. **Project Contact** (if different from applicant)

Name Laura Hughes or Kim Daileader Company EHT Traceries, Inc.

Street 1121 5th Street, NW City Washington State DC

Zip 20001-3605 Telephone (202) 393-1199 Email Address kim.daileader@traceries.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 Craig Cohen Signature _____ Date _____

Applicant Entity Schmidt Keg House, LLC SSN _____ or TIN 47-1962907

Street 565 Holly Avenue City Saint Paul State MN

Zip 55102-2209 Telephone (651) 485-1738 Email Address craigcohen39@aol.com

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

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____ National Park Service Authorized Signature _____

NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name Jacob Schmidt Brewing Company Keg House NPS Project Number _____
Property address 928 West Seventh Street Saint Paul Ramsey MN 55102-3641

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>Exterior: Site</u>	Date of Feature <u>1921 & 1937</u>
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Describe existing feature and its condition

The Keg House at 928 West Seventh Street is situated on the northeast corner of a 1.89 acre lot in Saint Paul, Minnesota within the Jacob Schmidt Brewing Company Historic District. The trapezoidal lot encompasses an entire block and is bound by West Seventh Street to the north, Webster Street to the east, West James Avenue to the south, and Toronto Street to the west. The Keg House lot lies to the west of the Jacob Schmidt Brewing Company Main Brewery Complex. The site has an industrial character and can be accessed by public sidewalks from all streets except Webster Street. In general, the site reflects a lack of regular use since it was vacated in 2004 and is in a severely deteriorated condition.

The portion of Webster Street between West Seventh Street and West James Avenue was once closed and held contemporary buildings that were part of the larger brewery complex; the street has recently been reopened. There are some trees, low brush, and grass throughout the site. The east elevation of the building lies along the reopened Webster Street. The platform and auxiliary structures that were associated with the Ethanol Plant on the east elevation were demolished as part of the Webster Street reopening. No platform remains in this location.

The building is separated from Webster Street by broken rubble and a dirt path that becomes a more defined sidewalk as it moves north towards West Seventh Street and south to James Avenue. The rubble and debris are the remnants of the Ethanol Plant addition that was once on this elevation and was removed as part of the road re-opening. A concrete platform is located to the north of the building, most likely constructed along with the ethanol production alterations that occurred in 2000. Historically this area was always a paved hardscape, dating back to the time the triangular area housed a gas station.

To the south of the Keg House, the site is covered in deteriorated and broken asphalt. There are also some remnants of small, non-contributing elevated concrete, industrial structures and a loading dock to the south of the building that were built in 2000 to assist in the ethanol production that occurred on site. There is a contemporary, ornamental metal fence that runs along the south and west portion of the site that connects to a contemporary, chain link fence near West Seventh Street that runs parallel to West James Street and terminates near the West Elevation of the Keg House. A flat grassy area with two trees is adjacent to the west elevation of the building; nothing has been constructed or paved within this space.

Drawings: C1-1 (EXISTING/DEMO); C1-2, C1-3, C2-1, C3-1, C3-2, C4-1, C8-1, C8-2, C8-3, C8-4, L1-1 (PROPOSED)

Photo numbers 1-12, 14-18, 21-32, & 36-39 Drawing numbers see description

Describe work and impact on feature

The overall intent of the project is to rehabilitate the existing site into a commercial development that features a food market, called the Keg & Case Market. The commercial program of the site will also feature a restaurant and retail tenant spaces, though no tenants have been determined at this time. The physical site will retain and protect the industrial and historic character of the Keg House and the greater historic district as it exists today. The majority of the proposed site work will focus on the addition of a

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

parking lot, lawn greenspace, market plaza, patios, and various outdoor seating areas. All remnants of the non-contributing, concrete structures used in the ethanol operation will be demolished. This includes all foundations, floor slabs, concrete walls, and the loading dock adjacent to the south elevation of the Keg House. The deteriorated asphalt on the southern portion of the site and the non-historic fencing will also be removed. All materials and surface design introduced to the site will reference those used throughout the surrounding historic district.

To the east, a new contiguous sidewalk will be reconstructed between Webster Street and the building, all the way from James Avenue to the south to West Seventh Street to the north. The sidewalk will follow the Preservation Program and Design Review Guidelines of the Jacob Schmidt Brewing Company Historic District, hereafter referred to as the Historic District Design Guidelines, and will be composed of both concrete pavement and pervious pavers to assist with storm-water management throughout the site.

The portion of the site to the north of the lawn, framed by West Seventh Street and the extended wall of the west elevation of the Keg House, will be converted to a market plaza faced in permeable concrete pavers typical of the rest of the site. This outdoor space will have a flexible, undefined program, adaptable to the various events that may occur at the market site. The corner of the site at the intersection of West Seventh Street and Webster Street, adjacent to the extended wall of the north elevation of the Keg House, will be faced in the same type of pavers. The exact configuration of this portion of the site will become more defined by the future tenant of the bar/restaurant space and an amendment to this Part 2 will be submitted.

A new parking lot will be constructed to the south of the building. As per the Historic District Design Guidelines, the proposed parking lot will be constructed to the rear of the Keg House building, where the existing site is covered by deteriorated asphalt and non-contributing concrete foundations from the ethanol plant. All of the non-contributing, concrete foundations will be removed and the ground will be leveled. A new parking lot will be constructed to the southeast; more detail on the non-contributing structures can be found in section six (Non-Contributing Structures). The new bituminous pavement parking lot will be accessed from Webster Street, just south of the Keg House, and West James Avenue, along the site's southern boundary. The parking lot will be approximately eighty-two square feet and hold approximately seventy-four parking spots, four of which are handicap accessible, located in the northwest corner closest to the newly constructed ADA ramp. A garbage/recycling area enclosure will be constructed in the northeast corner, easily accessible from the interior of the building.

To the west of the new parking lot, an open lawn will be surrounded by poured concrete, with a potential water feature to the north to aid in storm-water management. Directly south of the south elevation, a new poured concrete loading dock will be constructed, in close proximity to the garbage/recycling area enclosure to be constructed in the parking lot. The loading dock will continue to the west elevation of the building and will transition in to a patio with a stair and ADA ramp, allowing for the building to be universally accessible. The new concrete areas will maintain the industrial feel of the immediate site and greater historic district. A new concrete sidewalk with planted trees and grass will be installed along James Avenue, with a curb cut to the parking lot.

To the west, the concrete deck, which wraps along the south side of the building forming the loading dock, will be accessed by both the ramp on the west side and stairs. The ADA accessible ramp will be adjacent to the parking lot and market plaza to provide universal access to the interior of the market. The raised deck will encompass approximately two thirds of the west elevation; the norther third will have a planted garden. The west elevation will remain entirely visible from the site. The raised deck will be used for outdoor seating and will lead down to another, lower patio with outdoor seating and minimal landscaping that will extend west to the intersection of Toronto Street and West

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Seventh Street. The deck, ramp, and stairs will all feature metal rail systems that are compatible in material and design with the historic Keg House, following the Historic District Design Guidelines; however, the exact design of the railing systems has not yet been decided upon. This will be addressed in an amendment later, once a design has been executed.

A new sidewalk with grass and trees will be added along Toronto Street and West Seventh Street as well. New landscaping will be minimal to not obstruct any views of any of the brewery structures within the historic district. All proposed site work will be of appropriate materials, design, and scale that maintain the overall industrial character of the Keg House and the rest of the buildings south of West Seventh Street within the Jacob Schmidt Historic District.

Number 2	Feature Exterior: Building	Date of Feature 1921 & 1937
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Describe existing feature and its condition

The single-story, double-height Keg House is a 181 by 125 foot, rectangular building with a chamfered corner on the northwest portion of the building, which runs along the diagonal orientation of West Seventh Street. The building was a keg storage facility for the brewery. The twentieth century Keg House is contributing to the locally certified Jacob Schmidt Brewing Company Historic District. The steel-framed, brick building is supported by a stone foundation and capped by a mostly flat, asphalt-sheathed roof. There are two large, light monitors which historically extended the full width of the structure that provide natural light to the interior of the building. Designed in the PWA Moderne style, the building is faced in brick masonry and ornamented with horizontal, limestone beltcourses. The open, free-span interior of the building retains the industrial character of the exterior of the building that existed historically. The building has been abandoned since 2004.

Drawings: A001, A002, A003, A004, A005 (EXISTING/DEMO); A101, A102, A601, A602, A801, A802, A803, A804, A805, 901 (PROPOSED)

Photo numbers 1-73

Drawing numbers see description

Describe work and impact on feature

The existing Keg House building will be adaptively used to create a commercial retail development that will create a contemporary use for the abandoned site. This program will utilize the entire historic Keg House to draw both visitors and local residents of Saint Paul to the site. The historic Jacob Schmidt Brewing Company Keg House will be rehabilitated into the Keg & Case Market which will feature local food vendors, retail, and a restaurant.

The exterior of the building will be cleaned and preserved. The majority of modifications will be limited to code requirements and to necessary system upgrades throughout the existing building. Most of the windows have been removed or are damaged beyond repair. The openings have been infilled with concrete block and brick or left open to the elements. Windows and doors will be installed at the existing openings. Work will also include the addition of reversible partitions and a mezzanine that allows for additional commercial program on the interior while maintaining the industrial character of the space. All building systems and utilities will be upgraded as needed. All work will follow the Secretary of the Interior's Standards for Rehabilitation, hereafter referred to as the Standards for Rehabilitation, and the Historic District Design Guidelines.

Historic finishes and features will be retained or restored where possible. The overall design aim of the project is to respect both the PWA Moderne aesthetic of the Keg House and the greater nineteenth- and twentieth-century industrial character of the rest of the surrounding brewery complex. All materials and designs will be compatible with the existing historic character of the site.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

The following references will also be used: Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments in Historic Masonry Buildings, Preservation Brief #2: Re-pointing Mortar Joints in Historic Masonry Buildings, and Interpreting the Standards #14: New Openings in Secondary Elevations or Introducing New Windows in Blank Walls.

Number 3	Feature <u>Exterior:Brick & Limestone Masonry</u>	Date of Feature <u>1921, 1937, late 20th</u>
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Describe existing feature and its condition

The majority of the Keg House is clad in five- and six-course common bond brick masonry with flush mortar joints. The building also features five limestone masonry beltcourse accents on the east and northwest elevations. The beltcourses on the chamfered northeast elevation extend the entire length of this section. The elevations are also topped by a brick parapet wall with limestone cap and terra cotta tile cap. There are remnants of contemporary flashing and piping anchors associated with the site's ethanol production attached to north, south, and east elevations. The five bays of the brick masonry on the north elevation are painted with an advertisement for the brewery that was added between 1960 and 1979. There is also contemporary graffiti towards the building's foundation.

The south elevation is divided in to seven bays by seven brick pilasters; the capitols of the pilasters have been removed. The west elevation is divided in to six bays by seven brick pilasters topped by angled, rowlock brick capitols. The simple, strip pilasters begin at the building's foundation and do not extend its full height. These portions of the building also feature brick parapet walls topped by terra cotta caps. The majority of the west elevation, that faces Toronto Street, is also covered with a contemporary mural that dates to the late twentieth or earlier twenty-first century.

Overall, the brick and limestone masonry appears to be in fair condition. There are portions where there is severe damage to the brick masonry including missing bricks and mortar due to the addition of contemporary piping, flashing, and structural beams and in general, the exterior reflects the years of neglect. There is some discoloration on both the limestone and brick. The majority of the mortar joints are in good condition.

Drawings: A003, A004 (EXISTING/DEMO); A601, A602 (PROPOSED)

Photo numbers 1-2, & 10-39

Drawing numbers see description

Describe work and impact on feature

Existing exposed exterior brick and limestone masonry will be restored and cleaned in its entirety. All of the non-historic existing piping anchors and flashing associated with the site's ethanol production that is attached to the masonry on the exterior elevations will be removed. Existing holes in the masonry wall that measure less than four inches in dimension will be patched and repaired with replacement mortar. Where holes measure greater than four inches, the holes will be patched with replacement masonry infill. All replacement mortar and masonry will match the historic in size, shape, color, texture, and profile.

On the southern corner of the east elevation, the damaged brick and stone cap will be restored to match the historic configuration using materials that match the historic in size, shape color, texture, and profile. The portion of the damaged north elevation near the roof parapet will also be restored to its historic configuration using materials to match the historic brick and terra cotta tile cap.

Although the Schmidt advertisement was painted on the north elevation outside the historic district's period of significance, it is currently proposed to remain in place. The west and south elevations will be re-painted in one color that will be historically appropriate and compatible to the character of the rest of the building.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

A new sign will be attached to the west elevation of the Keg House. The new sign will be compatible to the character of both the building and historic district based on the Historic District Design Guidelines. Its design and materials will be appropriate and compatible to the existing site. The method of attachment will respect the historic fabric and will attach to the physical elevation as little as structurally possible. Once the materials and attachment method of the signage are developed an amendment will be submitted with the additional information.

The exterior masonry of the building will be cleaned after all of the restoration, repointing, and opening modifications are completed using the gentlest means possible. In accordance with the Standards for Rehabilitation and Historic District Design Guidelines, low water pressure under 300 psi will be used to clean the brick and limestone masonry. Also, testing will be done to insure no damage is done to the historic masonry.

The following references will also be used: Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments in Historic Masonry Buildings and Preservation Brief #2: Re-pointing Mortar Joints in Historic Masonry Buildings.

Number 4	Feature Exterior: Window & Door Openings	Date of Feature 1921, 1937, late 20th
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Describe existing feature and its condition

The historic windows in the building were a combination of glass blocks and industrial metal windows, these have all been removed from the building except for the clerestory windows. Immediately following the Part 2 narrative is a "Historic and Existing Window and Door Condition" survey that provides information about the original windows and doors in the building that is supported by documentation that includes the original drawings and historic photographs.

On the seven-bay north elevation, there are two entries: a single-leaf door on the eastern portion of the elevation and a garage bay opening to the west; both are currently obscured by plywood. These openings were added in the later twentieth century. The five historic window openings on the longer portion of this elevation have been infilled with brick masonry and are covered by the "Jacob Schmidt Brewing Co." sign, added between 1960 and 1979. The window openings are supported by slip, stone sills and supported by soldier brick lintels. The north elevation historically featured metal industrial windows with conventionally divided lights. There are two window openings on the chamfered corner between the north and west elevations, that runs parallel to West Seventh Street. These openings have been infilled with concrete blocks and parged with stucco. Historically, they held glass block windows.

The six-bay, east elevation along Webster Street includes four window openings and three large entry bays, two of which are paired. All but one of the openings has been infilled with concrete block, and the three bays to the north are supported by large, contemporary I-beams. Historically, all five of these openings held large glass block windows. There are remnants of the glass block that once filled the windows on the northernmost opening; however, the few glass blocks that remain are far too damaged to be salvaged. The third bay is stepped out and features two large, paired openings that extend to the concrete foundation of the building, approximately five feet above the current grade. Historically, the openings extended to the ground and held large garage doors that were most likely overhead metal doors. The doors were large enough to allow trains to pull into the building, a few feet below the floor level, so the cars could be loaded with ease and reversed out of the building. Below the windows on the north and south portions of this elevation are openings that were used to transfer kegs from the interior of the building to carts or trucks.

The seven-bay, south elevation along West James Avenue historically features seven, mostly square window openings supported by slip, stone sills and supported by soldier

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 - DESCRIPTION OF REHABILITATION

brick lintels. Four of the openings have been entirely infilled with concrete block; two have been left open. The central window was previously enlarged most likely to transport large machinery to the interior of the building used for the ethanol operation; only the soldier-brick lintel remains. Historic photos and drawings show metal industrial windows in the openings on this elevation with conventionally divided lights.

The six-bay west elevation along Toronto Street once featured five, square window openings supported by slip, stone sills and supported by soldier brick lintels; all of the opening have been infilled with concrete block. Historic photos and drawings show metal industrial windows in the openings on this elevation with conventionally divided lights.

Drawings: A003, A004 (EXISTING/DEMO); A101, A601, A602, A901 (PROPOSED)

Photo numbers 1,2, & 10-34

Drawing numbers see description

Describe work and impact on feature

All historic windows have been removed, greatly altered, or are severely deteriorated and damaged beyond reuse. Almost all window openings will be restored to their historic sizes and hold new windows. New doors will be provided at existing openings on some elevations to allow for adequate egress from the building. All existing doors have been removed previously or covered with contemporary plywood.

The existing door openings on the north elevation will be retained. The non-historic, single-bay garage door on the western portion of the façade will be removed and replaced with a double-leaf metal and glass entrance door with sidelights and transom. To provide adequate temperature control in the large warehouse space, the doors here, along with the doors on the other elevations, will have two sets of double doors, creating an entry vestibule. The entry vestibule will be closed off with glass walls. Both sets of door on this elevation will be double-leaf, metal and glass doors. The entry will be accessed by three steps and an ADA accessible ramp. The single-leaf opening on the eastern portion of the façade will function as a secondary entrance. The existing opening is enclosed by a temporary plywood door and will be replaced by a contemporary glass and metal door. This entrance will also be accessed by three steps and a flat concrete sidewalk that parallels the elevation.

The two window openings that are located on the northwest chamfer of the building will be restored. The stucco infill will be removed to expose the historic openings. New glass block windows will be inserted into the historic openings.

On the east elevation, all door and window openings will be retained and restored to their original shape and size. This includes the removal of all stucco and added contemporary steel supports. The large, paired bays will be opened up and the contemporary concrete floor that is approximately five feet above the current ground level will be removed. The paired openings will be replaced with glass windows and doors reflecting the historic garage doors that were previously demolished, while providing natural light to the large interior of the building. The paired openings will remain divided, as they were historically. Each opening will hold a set of double-leaf, aluminum and glass entry doors flanked by seven-light metal windows, reflecting the design of the historic train doors. The seven-light, fixed industrial metal windows on either side of the doors will be flush with the exterior elevation. The side lights and doors will be topped in each opening by large twenty-light, fixed metal windows, continuing to reflect the historic garage doors. Combined, the replacement windows and doors will maintain the character of the historic openings while providing access and ample light into the interior of the market from Webster Street.

As with the double door entry on the north elevation, an entry vestibule will be located just inside the doors on the east elevation to provide insulation. A matching set of

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

double-leaf, aluminum and glass door will lead from the entry vestibule, which will be executed in glass walls, to the main volume of the building. The opening on the second bay from the north will be restored to its original shape and size. This masonry and mortar will match the historic, like the rest of the proposed replacements throughout the building. The five window openings will feature glass block windows that will match the original as closely as possible, following the Historic District Design Guidelines. The glass block that remains in the northernmost bay, is damaged beyond repair. The four small historic openings on the east elevation used to move kegs from the interior of the building will be infilled with recessed brick so the original location of the doors can be read. The non-historic opening closest to the building's north elevation will be infilled with brick and concrete to match the rest of the elevation.

On the south elevation, all of the contemporary concrete block infills in the existing openings will be removed to restore the historic fenestration, save for the center bay. The openings will be replaced with multi-light, fixed industrial aluminum windows that hold insulated glass, to reflect their historic configuration. The center opening, which has already been extended to the ground, will be configured to hold another entrance. The entry will hold two sets of double-leaf, aluminum and glass doors, topped by a large, twenty-eight light window, to reflect the historic window that was once located within the opening. As with the double door entry on the north and east elevations, an entry vestibule will be located just inside the doors on the south elevation to provide insulation. A matching set of double-leaf, aluminum and glass door will lead from the south entry vestibule, which will be closed off with glass walls, to the main volume of the building.

On the west elevation, all of the contemporary concrete block infill in the existing openings will be removed to restore the historic fenestration. The openings will be replaced with multi-light, fixed industrial aluminum windows that hold insulated glass, to reflect the historic configuration. A new opening will be created the third bay from the north to hold a new entry for the market and allow for proper egress from the building. The opening will be much smaller in scale than the existing windows and will hold two sets of double-leaf, aluminum and glass doors, flanked sidelights that hold insulated glass. As with the double door entry on the other elevations, an entry vestibule will be located just inside the doors on the west elevation to provide insulation. A matching set of double-leaf, aluminum and glass door will lead from the south entry vestibule, which will be closed off with glass walls, to the main volume of the building. This entrance is adjacent to the raised concrete deck that is accessed by the ADA ramp and stairs which lead to the parking lot.

All replacement doors and windows will maintain the historic visual rhythm, balance, and overall industrial character of the building. They will feature configurations and materials that are compatible to the historic building and greater historic district following the Historic District Design Guidelines. Detailed window and door schedules will be addressed as an amendment to this Part 2, once the specifications have been resolved.

The following reference will also be used: Interpreting the Standards #14: New Openings in Secondary Elevations or Introducing New Windows in Blank Walls.

Number 5	Feature Exterior: Roof	Date of Feature 1921, 1937, & c.1960
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Describe existing feature and its condition

The Keg House is capped by a mostly flat, asphalt-sheathed roof. Portions slope towards drainage receptacles in the center of the roof. Sections of the roof are severely deteriorated, exposing the interior of the building to natural elements. The roof is framed by a parapet wall on all sides. The parapet walls on the majority of the elevations are capped by terra cotta tiles; the east elevation and northwest elevations

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

are capped by limestone. Miscellaneous contemporary mechanical equipment and ductwork are scattered throughout the roof and a small rooftop shed along the Webster Street elevation. Currently, the roof is accessed by roof hatch on the northern portion of the building, reached by a steep and narrow, contemporary stair on the interior of the building.

On the roof, there are also the remnants of an elevated steel structure and piping that were once connected to the Main Brewing Complex. This partially demolished structure was constructed sometime during the 1950s or 1960s.

There are two large, light monitors that historically extended the width of the structure which provide natural light to the interior of the building. The northern monitor was previously altered and no longer extends the full width of the roof. The monitors are comprised of painted, horizontal wood boards and square, single-light windows that are framed with squared, wood surrounds. The monitors are capped by gently sloping, gabled roofs. There is some apparent damage and deterioration to these light features, mostly from years of neglect and weather exposure.

Drawings: A001, A003, A004 (PROPOSED/DEMO); A005, A601, A602, M3.0, P3.0 (PROPOSED)

Photo numbers 1-2, 11, & 36-40

Drawing numbers see description

Describe work and impact on feature

The majority of modifications on the roof will update the overall roof system to meet code and energy standards. The roof membrane and insulation will be removed and replaced by a new insulated membrane and roof system that meets contemporary energy efficiency standards. The historic roof decking will be retained in its entirety and only repaired as needed. As per the Historic District Design Guidelines any alterations to the existing system will maintain the overall roof type, slope, and configuration. All miscellaneous contemporary duct work, conduit, abandoned support equipment, and light fixtures will be removed. The small rooftop shed along the Webster Street elevation will be restored. The terra cotta tiles and limestone capping on the parapet walls that is in good condition will be preserved and protected in place; damaged and cracked terra cotta and limestone capping will be replaced in kind where necessary.

The steel frame structure on the northern portion of the roof will be retained and repaired as needed. There will be no modifications to the structure. The two wood and glass light monitors on the roof of the building will be retained in their entirety. The clerestory windows show some signs of deterioration. The glass will be re-glazed as needed and the wood will be sanded down, prepped and repainted, otherwise they will be retained in their current configuration. Damaged portions that cannot be sanded down will be removed and replaced in kind.

Number 6	Feature Exterior: Non-historic Structures	Date of Feature 2000
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Describe existing feature and its condition

To the south of the Keg House are two non-contributing structures that were added to the site in 2000 to assist in the production of ethanol. The first is a monolithic, circular concrete structure with two punched openings. It is all that remains of a silo built for the ethanol plant. The second structure, to the west of the silo foundation, is a rectangular, concrete enclosure that was built to house the ethanol tank, which has been removed.

Drawings: C1-1 (EXISTING/DEMO)

Photo numbers 22-28

Drawing numbers see description

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Describe work and impact on feature

The remnants of the non-contributing, contemporary concrete structures associated with the site's ethanol production will be removed. They do not have any historic significance related to the Keg House or the Jacob Schmidt Historic District.

Number 7	Feature Interior: Floor Plan	Date of Feature 1921 & 1937
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Describe existing feature and its condition

The interior plan of the building retains its historic industrial character. The open, free-span plan is punctuated by the existing steel structure. The structure divides the interior plan into roughly, three spaces. There are two, non-original, concrete block walls that have been added to enclose a portion of the northwest corner of the building. These walls do not extend the full height of the space and were most likely added sometime in the later portion of the twentieth century. There is a narrow, metal stair along the north wall that extends the full height of the space to provide access to the roof.

There is also a narrow, enclosed stair perpendicular to the west wall that provides access to a small basement space. The unfinished, dirt floor space once connected to the tunnels under the rest of the brewing complex; but they have since been abandoned.

Drawings: A002 (EXISTING/DEMO); A101, A102, A801, A802, A803, A804, A805 (PROPOSED)

Photo numbers 41-44, 50-59, 63-65, 68, & 72-73

Drawing numbers see description

Describe work and impact on feature

The interior of the Keg House will be adapted to function as the Keg & Case Market. The space will remain largely open, and will be used to house moveable vendor booths, a bar/restaurant space, and additional tenant spaces. The restaurant space will be located in the northern portion of the Keg House, oriented along the east-west axis of the space. Restrooms and a small mechanical/utility storage space will be added to the northwest corner of the building, where previous mechanical rooms were located. Demising walls will be constructed to separate these spaces; an amendment to this Part 2 will be submitted once their specific material and designs have been resolved.

The restaurant space to the north currently does not have a partition wall defining the space from the market, but should any tenant want to construct one, it will be handled through a future amendment to this Part 2. An elevator shaft will also be added adjacent the restaurant to provide access to the upper mezzanine level of the market. The exact design of the space will be determined once the market has the commitment of a future tenant.

The southern portion of the building will remain open and house the moveable vendor stalls. This space will be accessed from three entrances, on the east, south, and west sides of the space. The entrances are on axis with each other, and will feature entry doors with entry vestibules that help to provide both security and temperature control. They will be enclosed with glass walls and gypsum board ceilings. The entry vestibule on the east elevation along Webster Street will be two stories in height so the ceiling of the vestibule does not close off or interrupt the new large windows that will reflect the historic garage doors. The west elevation is accessed by both a ramp and stairs adjacent to the plaza.

The small basement space and vacated tunnel will be retained and preserved in place. The enclosed stair will include a new wall at the perimeter of the existing stair. The stair will be accessed from a single-leaf door on the south side of the stair well.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

A mezzanine will be added along the interior of the Keg House. The intended use of the mezzanine is limited to dining, seating, and open stall vendors. The mezzanine will be recessed from the walls no less than five feet on the east, south and west sides; at some points it will be recessed more. The center of the mezzanine will be left completely open. The mezzanine will be accessed at four locations: a straight stair in the northwest corners and north portion, to be used exclusively by the proposed restaurant, and a dogleg stair in the center of the east and west sides. The future configuration of the mezzanine will not use permanent partitions.

Since the historic window openings on the north elevation will remain enclosed (bricked up) to preserve the "Jacob Schmidt Brewing Co." mural on the exterior and visibility from the exterior is not a concern on this side, the mezzanine level will extend to the north wall. It will still not physically attach to any of the existing historic fabric. The contemporary, CMU block mechanical room in the northwest corner will be removed, and the new mechanical structure will house restrooms for the market and restaurant on the first floor and the restaurant kitchen on the mezzanine level.

In order to preserve the building's interior character, the mezzanine's design will resemble a light, reversible structure, comprised of materials appropriate to the historic industrial use of the building. The mezzanine will be compatible to the scale, design, and overall character of the space. Detail on the design and material of the railings will follow in an amendment to the Part 2, once they have been resolved.

Although the proposed mezzanine wraps around the entire perimeter of the Keg House, the majority of the space will remain a double-height space, and retain the building's interior volume and utilitarian character. Due to the minimum five foot setback of the mezzanine along any elevation with windows, it will not be seen from the exterior. The new construction will intervene very little with the historic fabric. In accordance with the Standards for Rehabilitation and Historic District Design Guidelines, the overall historic character of the interior of the building will be retained.

Number 8	Feature Interior: Structural System	Date of Feature 1921 & 1937
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Describe existing feature and its condition

The interior of the Keg House is characterized by an open volume, punctuated by an original exposed steel structural system that defines the buildings industrial nature. The structure visually separates the open space into three north-south sections. The northernmost section, that was once the garage, is approximately forty-five feet wide. The other two bays are approximately 67.5 feet long. The east-west component of the structure divides the space into seven bays. Each vertical member is approximately twenty feet apart. Some are supported by additional horizontal beams.

The building features various steel truss systems that reflect the two different construction periods of the building. The first, in the northern portion of the historic garage, is a flat Pratt truss system that supports the wood roof. The wood roof is supported by additional wood cross-bracing that is spaced closely together. The southern portion features a larger, flat Warren truss system. This also supports wood roof decking, but it is spaced much wider than the older section. This portion of the structural system also supports the two light monitors that puncture the roof. Most of the original structural system is in good condition.

Drawings: A002 (EXISTING/DEMO); A101, A102, A801, A802, A803, A804, A805, S2 (PROPOSED)

Photo numbers 41-44, 46-48, & 55-73

Drawing numbers see description

Describe work and impact on feature

All of the existing structural system will be retained; this includes portions of the

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

steel structure and the wood roof decking. In order to maintain the industrial character of the space, the steel trusses, beams, columns, and wood roof decking will remain exposed and entirely retained as is. The roof decking and existing wood purlins will only be restored if necessary for structural integrity or to ensure water-tight conditions for the building envelope. If upon further investigation portions of the structure are compromised, they will be replaced in kind and finished to match the existing wood.

Number 9	Feature Interior: Finishes & Treatments	Date of Feature 1921, 1937, late 20th
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Describe existing feature and its condition

Typical of a large industrial warehouse space, there are very few interior finishes and treatments. Utilitarian in treatment, the interior features includes exposed brick masonry walls and steel structure. The building's floor is comprised of unfinished, poured concrete. The concrete is in varying conditions, some is severely deteriorated. Several portions of the interior walls have been covered up with contemporary wall boards of varying materials. Also, several of the elevations feature contemporary graffiti. There is one utilitarian, metal stair, located in the northern section of the building that leads to the building's roof; it is in poor condition and does not meet code.

Drawings: A002 (EXISTING/DEMO); A101, A102, A801, A802, A803, A804, A805 (PROPOSED)

Photo numbers 41-73 Drawing numbers see description

Describe work and impact on feature

The concrete slab floor will remain exposed. All existing contemporary wall boards, framing, and insulation that is covering the historic walls will be removed to expose the historic brick on all interior elevations. The historic steel structure will remain exposed. The building will retain its utilitarian character. In following both the Standards for Rehabilitation and the Historic District Design Guidelines, all new interior finishes and treatments will retain the overall industrial character of the building. New interior treatments will be of appropriate design and materials to maintain the historic, utilitarian nature of the building. If additional historic interior finishes and treatments are uncovered they will be retained.

Number 10	Feature Interior: Electrical System	Date of Feature 1921, 1937, late 20th
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Describe existing feature and its condition

The existing electric system is severely deteriorated and does not meet code. There are no remaining historic light fixtures. The majority of the existing light fixtures were installed in the later portion of the twentieth century.

Drawings: A002 (EXISTING/DEMO); E0.0, E1.0, E2.0, E3.0, E4.0 (Proposed)

Photo numbers 41-73 Drawing numbers see description

Describe work and impact on feature

The existing electrical system will be removed and replaced with a new system. No historic fixtures have been identified in the building, so the majority of existing interior light fixtures will be removed and replaced. In accordance with the Historic District Design Guidelines, the new electrical system will cause the least amount of alteration to the building's floor plan, exterior elevations, and historic building material as possible. The new fixtures will be compatible to the industrial character of the building.

Number 11	Feature Interior: HVAC & Plumbing	Date of Feature 1921, 1937, late 20th
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**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Describe existing feature and its condition

The existing HVAC and plumbing systems have been abandoned or removed. They are either in very poor condition or do not exist.

Drawings: A002 (EXISTING/DEMO); M1.0, M2.0, M3.0, M4.0, P1.0, P2.0, P3.0, P4.0 (PROPOSED)

Photo numbers 41-73

Drawing numbers see description

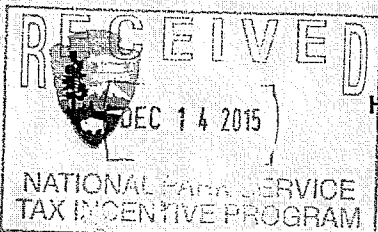
Describe work and impact on feature

The existing HVAC and plumbing systems will be removed and replaced with new systems. In accordance with the Historic District Design Guidelines, the new systems will cause the least amount of alteration to the building's floor plan, exterior elevations, and historic building material as possible.

The HVAC system will have minimal duct work that will be hung from the ceiling with a minimal intervention as possible. Four large fans in the center of the mezzanine opening will reduce the HVAC system greatly. On the roof, four large mechanical units will be spaced out over the southern portion of the roof; four smaller mechanical units will be located across the norther portion of the roof. None of the units will be visible from the street.

Add Item

RECEIVED JUN 18 2015



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

32745-01

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number

32745

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Jacob Schmidt Brewing Company Keg House

Street 928 West Seventh Street

City Saint Paul County Ramsey State MN Zip 55102-3641

Name of Historic District Jacob Schmidt Brewing Company Historic District

- Listed individually in the National Register of Historic Places; date of listing _____
- Located in a Registered Historic District; name of district Jacob Schmidt Brewing Company Historic District
- Part 1 - Evaluation of Significance submitted? Date submitted June 2015 Date of certification _____

2. Project Data

Date of building 1921 & 1937 Estimated rehabilitation costs (QRE) \$6,239,568

Number of buildings in project 1 Floor area before / after rehabilitation 22,000 / 30,000 sq ft

Start date (estimated) 09/01/2015 Use(s) before / after rehabilitation Brewery / Mixed

Completion date (estimated) 04/01/2016 Number of housing units before / after rehabilitation 0 / 0

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Laura Hughes or Kim Daileader Company EHT Traceries, Inc.

Street 1121 5th Street, NW City Washington State DC

Zip 20001-3605 Telephone (202) 383-1199 Email Address kim.daileader@traceries.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 Craig Cohen Signature  Date 06-17-15

Applicant Entity Schmidt Keg House, LLC SSN _____ or TIN 47-1962907

Street 565 Holly Avenue City Saint Paul State MN

Zip 55102-2209 Telephone (651) 485-1738 Email Address craigcohen39@aol.com

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

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 11/7/16 National Park Service Authorized Signature 

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Jacob Schmidt Brewing Company Keg House

Project Number: 32745

Property address: 928 West Seventh Street

Saint Paul, Ramsey County, MN 55102-3641

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. *Proposed Window Replacement Units:* Proposed replacement window units must match the size, configuration, operation, design and profiles of historic windows. Side by side detail drawings showing the proposed windows and historic windows within the wall at head, jamb and sill must be submitted for review and approval.
2. *East Train Doors:* Proposed replacement doors shall mimic the historic train doors, but may have man doors within them. The door and window assembly that is currently proposed does not sufficiently recall the historic door. Please revise the design and submit to SHPO and NPS for review and approval.
3. *East Keg Doors:* Small Keg doors as east elevation should not be in-filled with brick, but instead with infill resembling the historic doors. Please revise the design and submit to SHPO and NPS for review and approval.
4. *North, West and South Entry Doors:* Proposed new entry doors should not be larger than necessary and should not incorporate side-lights and other windows. These doors should not take on the appearance of garage doors, as there historically were no garage doors in these locations. Please revise the design and submit to SHPO and NPS for review and approval.
5. *Proposed East Stair:* Proposed stair directly in front of east entrance should be moved to a new location, so that it does not visually block this important entrance. Please revise the design and submit to SHPO and NPS for review and approval.

6). Proposed mezzanine must be revised so that it is further away from exterior walls. The mezzanine must not ^{negatively} impact historic character on exterior or interior w/ windows.

12/4/15

Natalia

Date

State Official Signature

Historical Architect, MN SHPO

651-259-3462

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

1/7/16

K. Bell

Date

National Park Service Signature

Telephone Number

Keg & Case Indoor Marketplace - Existing Photos
Saint Paul, Minnesota



View from West 7th Street and Toronto Avenue



View from Toronto Avenue and James Avenue



View from James Avenue



View from West 7th Street and Toronto Avenue

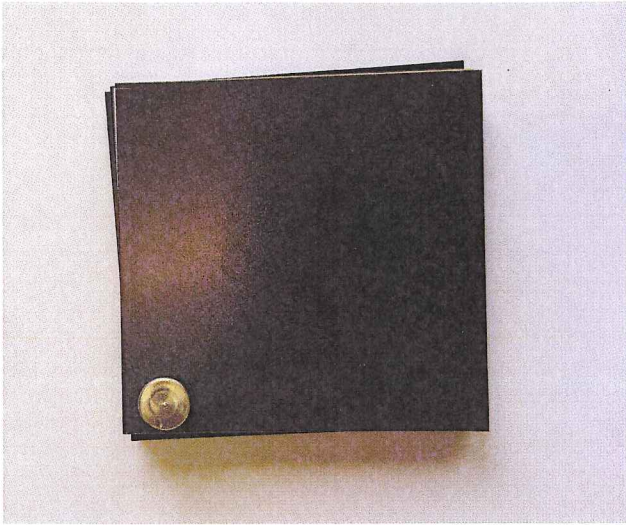


View from West 7th Street and Weber Street



View from Weher Street

Keg & Case Indoor Marketplace - Proposed Exterior Materials Saint Paul, Minnesota



Window, Frames and Metal Guardrail Sample
Valspar Fluorpan Classic II
Dark Bronze

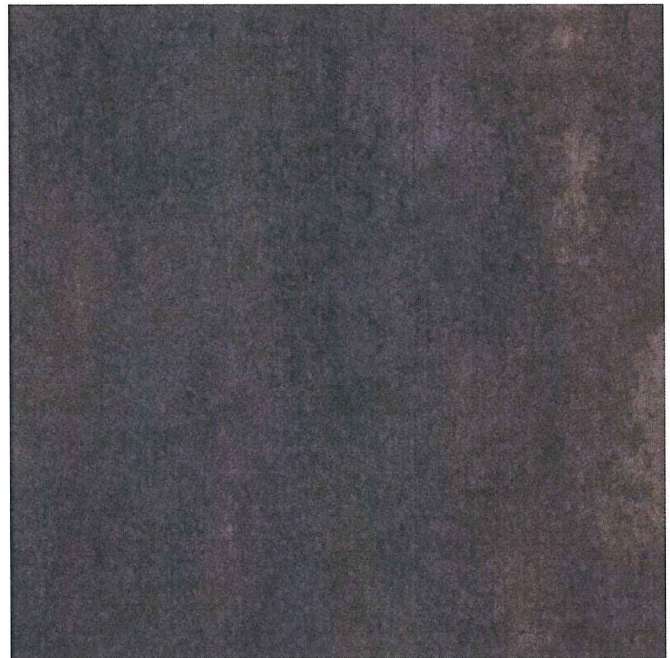


Glass Block Sample
Pittsburgh Glass Block Neutro Q30 Doric
Transparent and Smooth Finish

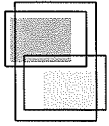
Brick, Mortar and Concrete Banding

Existing to remain

When required to patch and/or match: Must match existing original material in size, shape, color, texture and profile



Metal Keg Door Sample
Raw Steel with Sealed Finish



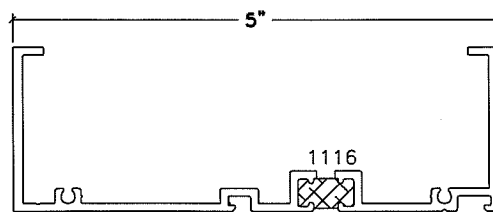
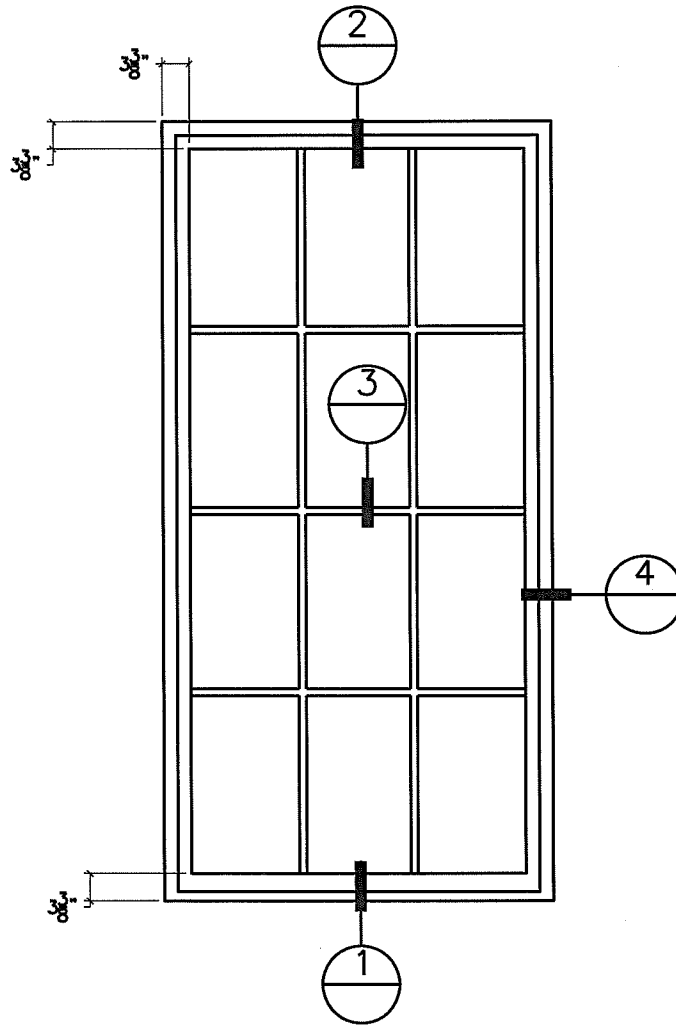
st. cloud window

390 Industrial Blvd Sauk Rapids, MN 56379

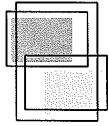
Ph:(800) 383-9311 Fax:(320) 255-1513

www.stcloudwindow.com

***HISTORIC FIXED
(SINGLE PLANE)***



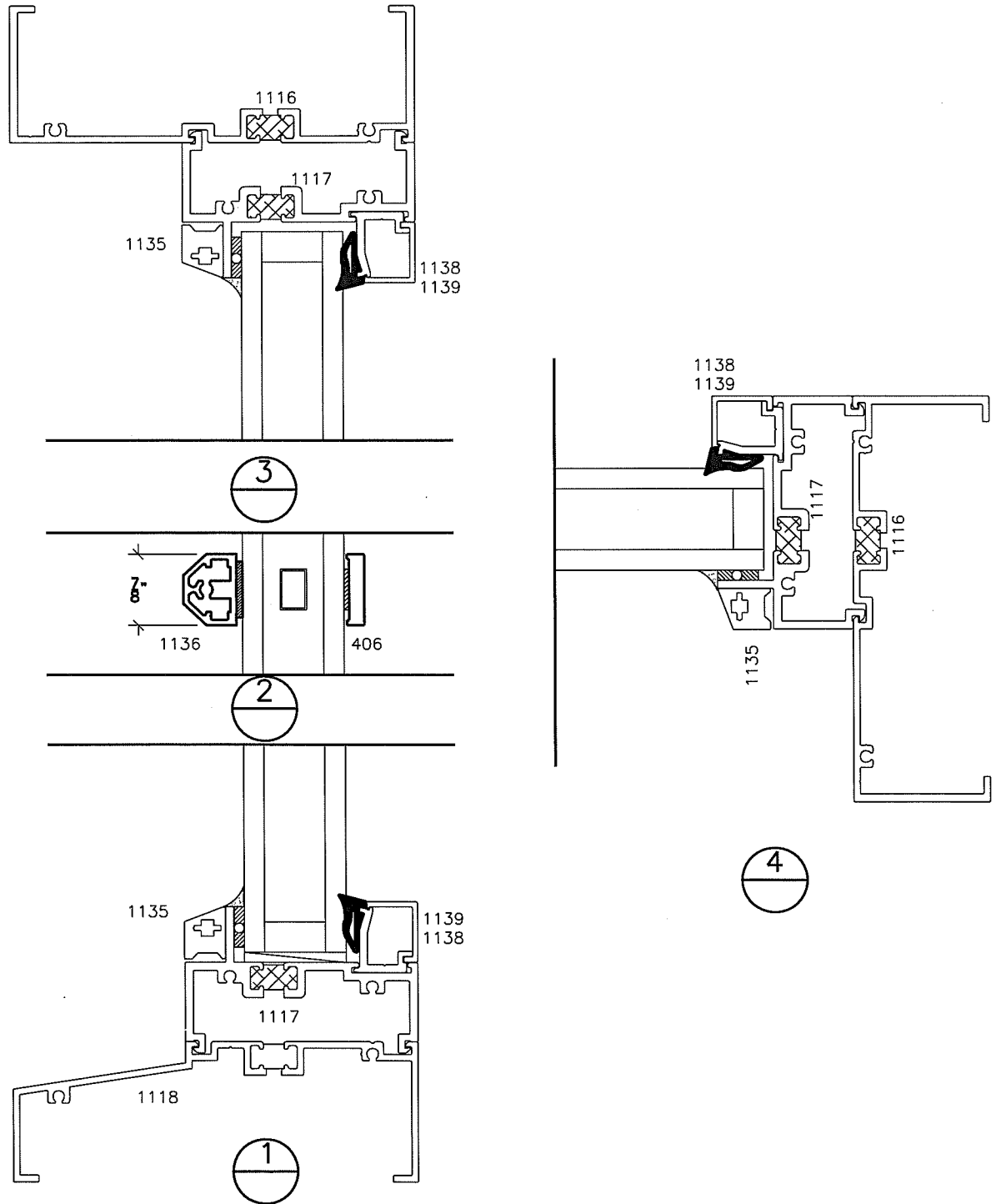
564 FRAME



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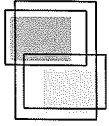
HISTORIC FIXED (SINGLE PLANE)



NOTE:
SEE MISC. OPTIONS FOR
ADDITIONAL MUNTIN PROFILES.

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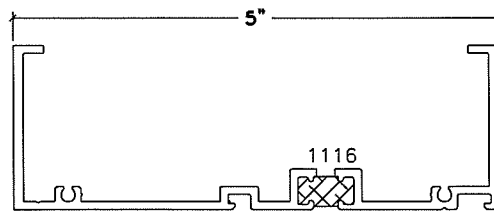
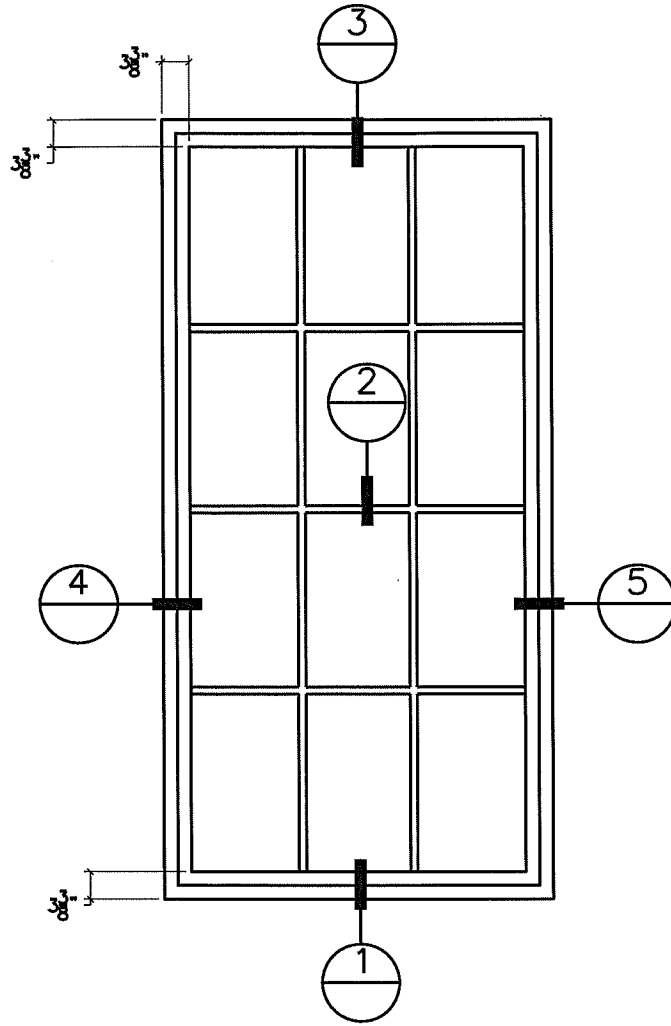
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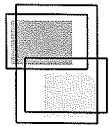
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**HISTORIC FIXED
(SINGLE PLANE)**



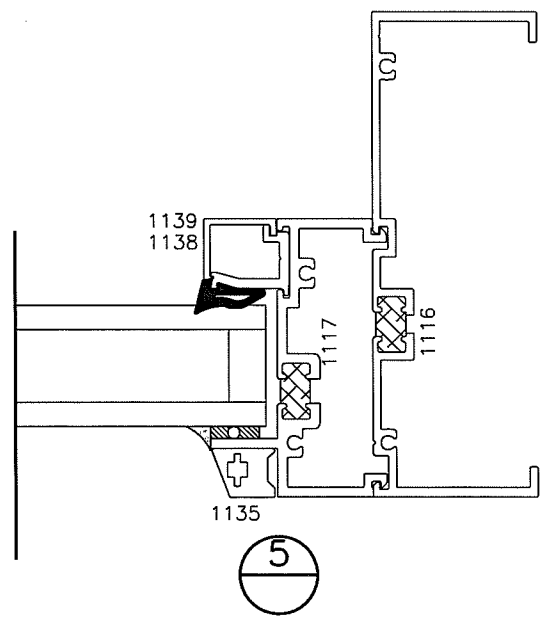
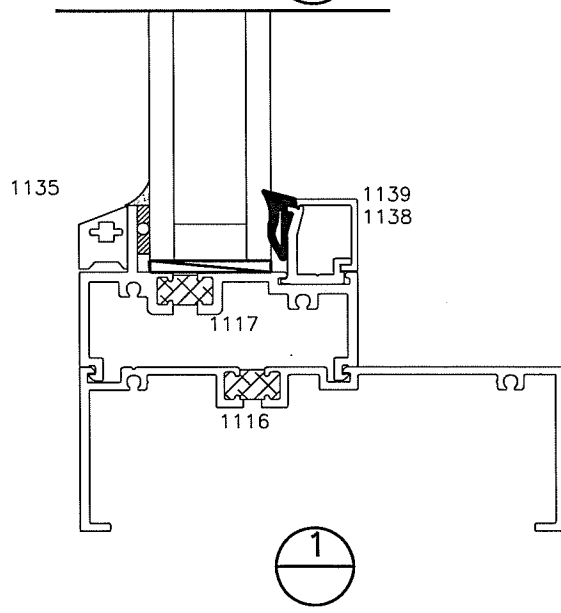
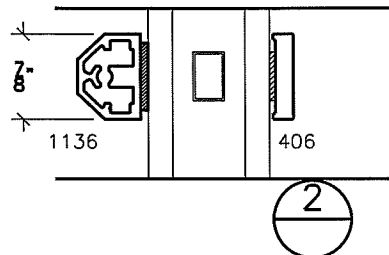
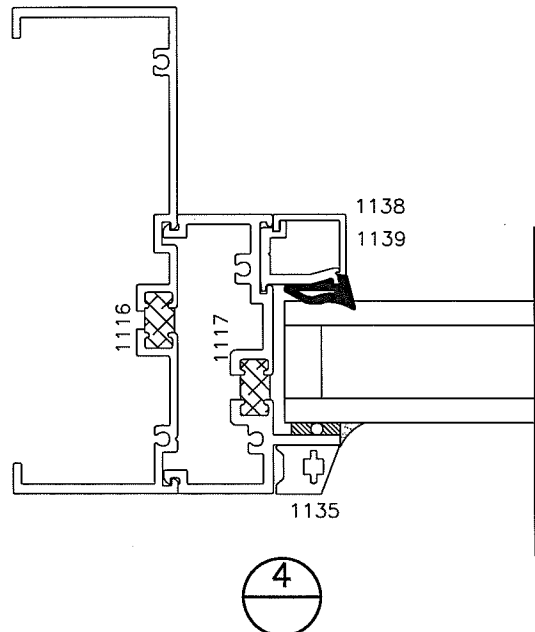
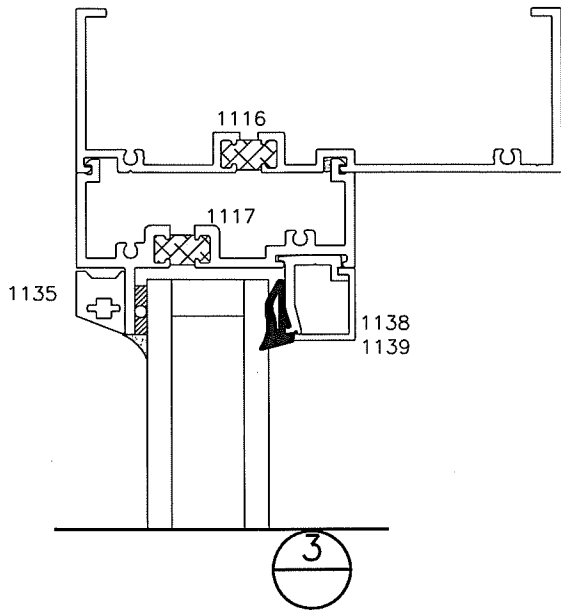
564 FRAME



st. cloud window

390 Industrial Blvd Sauk Rapids, MN 56379
Ph:(800) 383-9311 Fax:(320) 255-1513
www.stcloudwindow.com

HISTORIC FIXED (SINGLE PLANE)



NOTE:
SEE MISC. OPTIONS FOR
ADDITIONAL MUNTIN PROFILES.

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SCALE: 6"=1'-0"

Property Number: 4

Address: 415-19 Webster Street

PIN: 12-28-23-23-0112

Legal Description: Lots 5-8 Ramsey's Subdivision of W½ Block 26 Stinson, Brown and Ramsey's Addition

SHPO Inventory #: RA-SPC-5318

Historic Name: Keg House

Original Owner: Jacob Schmidt Brewing Company

Architect/Source of Attribution: W. W. Magee (working drawings)

Builder or Contractor: W. W. Magee

Date(s) of Construction: 1937

Building Permit #:

Status: contributing

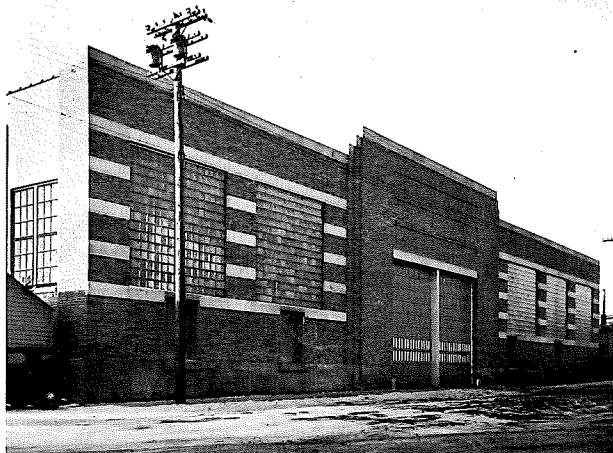
Date of Survey: May-June 2005, March-June 2008

Prepared by: Paul Clifford Larson

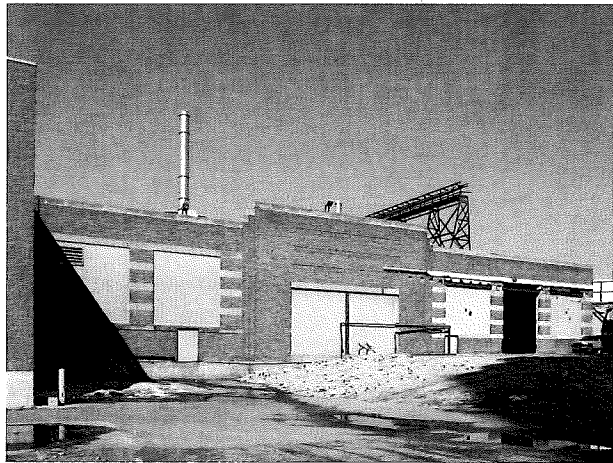
Revised by:

Photo ID: see below

Photo date: 1937, April 2008 (see below)



1937 view from southeast, SBHD.A15



View from southeast, SBHD4.1 (April 4, 2008)

DESCRIPTION

4a Keg House, 1937

The Keg House had the same array of functions as the Bottling House: filling containers, warehousing them, and shipping them out. This and the Bottle Shipping Warehouse were the last of Magee's post-Prohibition era improvements to the brewery. The Keg House is a 181' x 125' steel-frame, brick-faced building across Webster Street from the Main Brewery Complex. Webster Street, like Palace Avenue before it, was vacated, permitting a modern, noncontributing connection to the other brewery buildings (see property number 4b). Designed in what is today sometimes called PWA Moderne fashion, the original building has a rectangular footprint with the northwest corner chamfered at Seventh Street. The walls of the north and east façades were elaborated in the same way: five belts of Bedford limestone interrupted by large window openings.



- Planting bed/hops area
- Stairs
- Landscaping
- Future Public art
- Plaza with movable outdoor seating
- Potential winter ice area
- Pavers with running bond pattern
- Future water feature
- Future Park Area
- Open Lawn
- Future performance stage

- Future public art/interpretive kiosk area
- Outdoor restaurant seating
- Pavers with running bond pattern
- Streetscape enhancements
- Trash enclosure location
- Parking lot



Bollard Light



Plaza Light



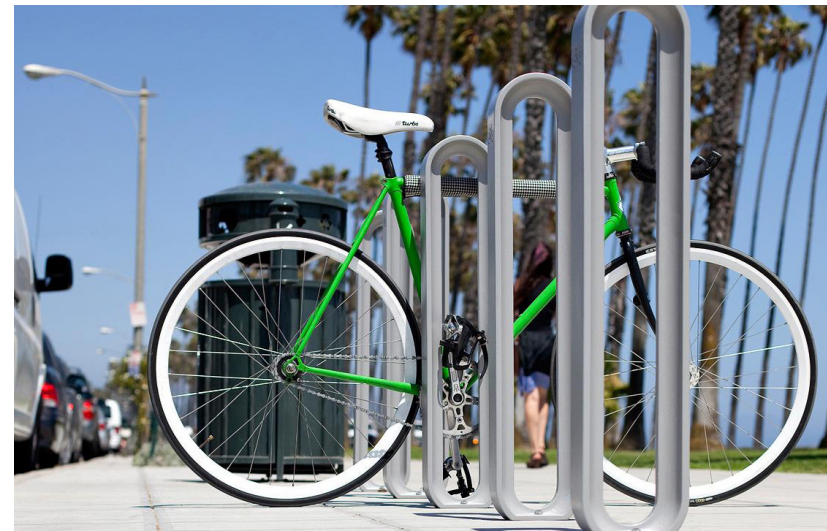
Parking Lot Light



Gray Trap Rock



Parking Lot Fence



Bike Rack



Pavers to match existing Schmidt Artist Lofts pavers as shown above.